

HAWTHORNE MILL NORTH

COMMUNITY DEVELOPMENT DISTRICT

August 13, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Hawthorne Mill North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 6, 2025

Board of Supervisors
Hawthorne Mill North Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

Dear Board Members:

The Board of Supervisors of the Hawthorne Mill North Community Development District will hold Public Hearings and a Regular Meeting on August 13, 2025, at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2025-13, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Hawthorne Mill North Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [EXPANSION PARCEL]
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

- A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Amended and Restated Engineer's Report *(for informational purposes)*
 - D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2025-14, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
- A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

9. Acceptance of Unaudited Financial Statements as of June 30, 2025

10. Approval of June 11, 2025 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. Field Operations: *Atmos Living Management Group, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- 152 Registered Voters in District as of April 15, 2025
- NEXT MEETING DATE: September 10, 2025 at 9:30 AM, *immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively* [Regular Meeting]

○ QUORUM CHECK

SEAT 1	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MARY MOULTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ROGER VAN AUKE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JC NOWOTNY	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,


Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-01075K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider imposition of special assessments

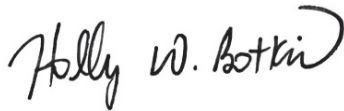
in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

(EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Hawthorne Mill North Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS¹

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Holiday Inn Express & Suites – Orlando South 4050 Hotel Drive Davenport, Florida 33897

¹ The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District and known as the "Expansion Parcel" (defined below), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District. The Project is described in more detail in the *Amended and Restated Engineer's Report* ("Engineer's Report").

On May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and levied the Debt Assessments on all benefited property within the District, as the District's boundaries existed at that time. September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission of the City of Lakeland, Florida adopted Ordinance No. 24-029, expanding the District's boundaries to include an "Expansion Parcel", which is an approximately 198 acre parcel located at the south of the original District boundaries. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the assessment area, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Lakeland, Florida, and consists of approximately 487 acres. The site is located south of Medulla Road, west of Lunn Road, east of South County Line Road, and north of Ewell Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877/276-0889). Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed **\$28,600,000** (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	Planned Units for Expansion Parcel	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SF 40'	77	0.8	\$5,312	\$5,712
SF 50'	213	1.0	\$6,640	\$7,140
SF 60'	90	1.2	\$7,968	\$8,568
Townhome	0	0.4		
TOTAL:	380			

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record July 18, 25, 2025

of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2025-06

[RESOLUTION DECLARING DEBT ASSESSMENTS – BOUNDARY AMENDMENT PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("Project") as described in the Engineer's Report, dated March 9, 2022 ("Engineer's Report"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, as part of Resolution 2022-32, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated March 9, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, on September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission for the City of Lakeland, Florida adopted Ordinance No. 24-029 expanding the District's boundaries to include a "Boundary Amendment Parcel", which is described herein as Exhibit C; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is **\$20,661,028** ("Estimated Cost").

B. The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately **\$28,600,000** which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately **\$2,540,465** per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS²

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Ramada by Wyndham Davenport Orlando South 43824 Highway 27 Davenport, Florida 33897-6808

² The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2022-29 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2022-29.

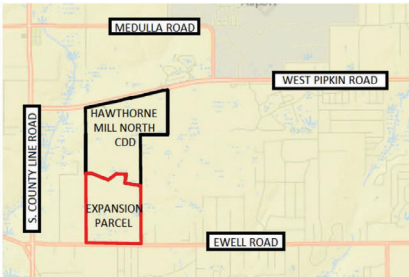
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2025.

ATTEST:	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Andrew Kantarzhi	/s/Shelley Kaercher
Secretary/Assistant Secretary	Chair/Vice Chair/Board of Supervisors

Exhibit A: Amended and Restated Engineer's Report
Exhibit B: Amended and Restated Master Special Assessment Methodology Report



HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-13

[RESOLUTION AUTHORIZING UNIFORM METHOD - EXPANSION PARCEL]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, effective September 3, 2024, the boundaries of the District were amended by Ordinance #6048 of the City of Lakeland, Florida, to include additional lands within the boundaries of the District (“**Expansion Parcel**”); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within the County in which the District is located for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the

boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

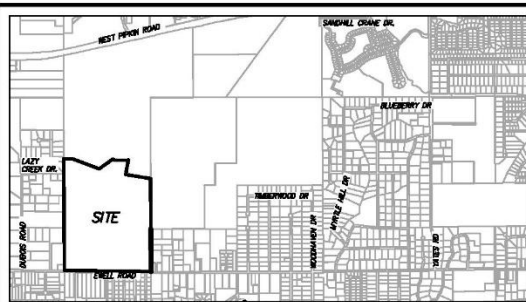
**HAWTHORNE MILL NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A
Property Description



VICINITY MAP:
SCALE: 1"=5000'

LEGAL DESCRIPTION:

(HAWTHORNE MILL CDD – SOUTH)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 18; THENCE RUN S 00°18'05"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N80°54'36"W, A DISTANCE OF 779.66 FEET; THENCE RUN N10°10'42"E, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING N07°50'50"E AND A CHORD DISTANCE OF 121.09 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN S90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE RUN N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE RUN S54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE RUN S90°00'00"W, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 794.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'11"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2639.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (60.00' RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 11526, PAGES 403 AND 404 AND OFFICIAL RECORDS BOOK 11359, PAGE 1473, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S89°16'13"E ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 2670.07 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°17'46"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2650.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°18'05"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 216.46 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,612,701 SQUARE FEET OR 198 ACRES OF SAID LAND, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/06/2024 PER FAC 5J-17.062(2).



William P Hinkle

Digitally signed by William P
Hinkle
Date: 2024.02.06 08:53:41
-05'00'

WILLIAM, P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**HAWTHORNE MILL
COMMUNITY DEVELOPMENT
DISTRICT (SOUTH)**

SECTION 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR USA
REAL ESTATE GROUP LLC**

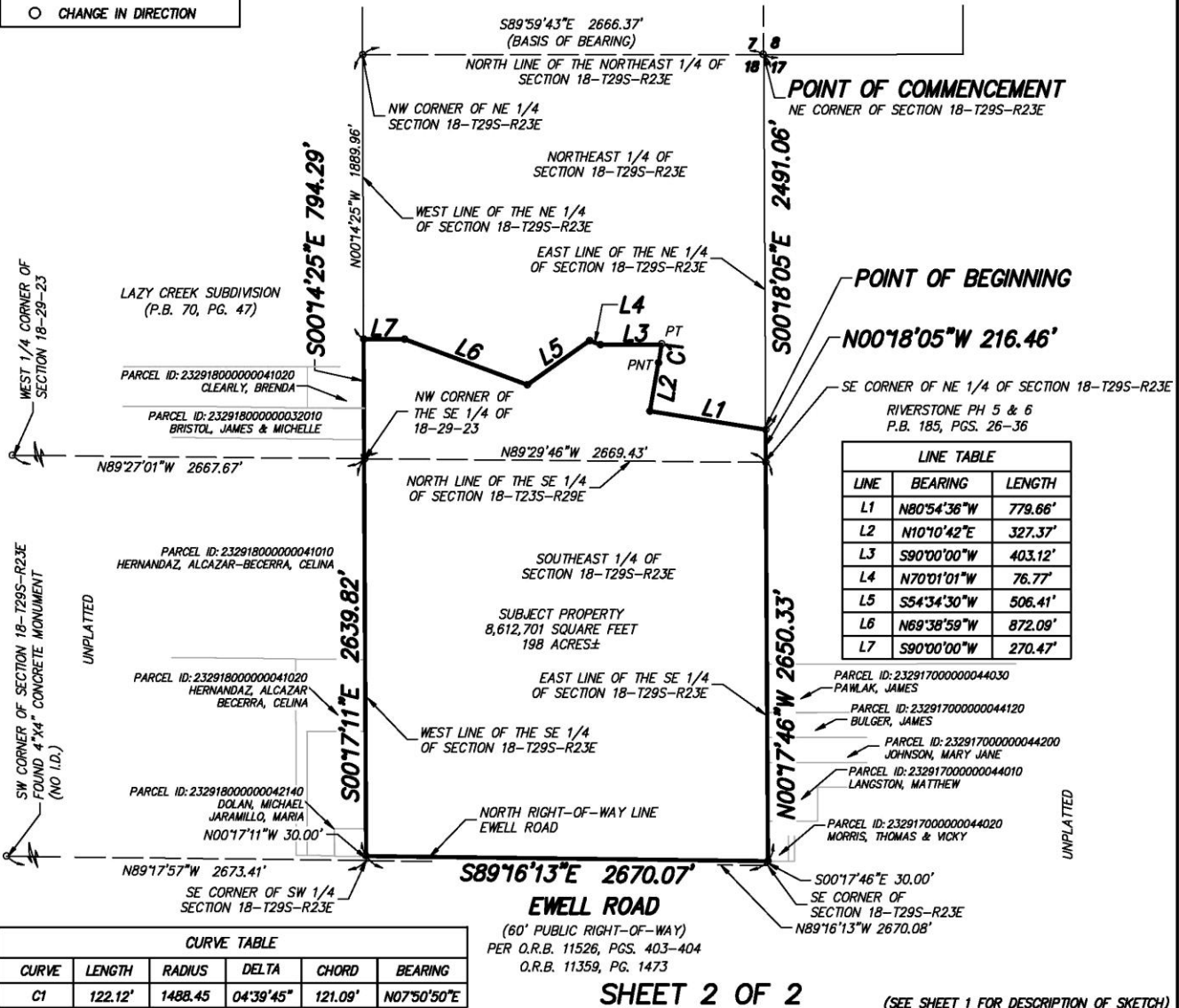
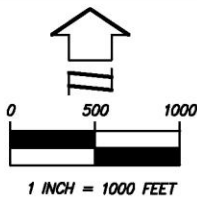
DATE: 02/06/24
REV DATE:
SCALE 1" = N/A

PROJ: 50161167
DRAWN BY: SCC
CHECKED BY: WPH

Drawing name: S:\Hawthorne Mill\DWG-Civil\3D\50128046_sursketch_000_Expansion_parcel.dwg SKETCH SHEET 1 Feb 06, 2024 8:42am by: sccline

LEGEND:

- LINE BREAK
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG(S). PAGE(S)
- I.D. IDENTIFICATION
- CHANGE IN DIRECTION



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**HAWTHORNE MILL
COMMUNITY DEVELOPMENT
DISTRICT (SOUTH)**

SECTION 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR USA
REAL ESTATE GROUP LLC**

DATE: 02/06/24
REV DATE:
SCALE 1" = 1000'

PROJ: 50161167
DRAWN BY: SCC
CHECKED BY: WPH

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01075K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider imposition of special assessments

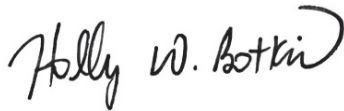
in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

(EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Hawthorne Mill North Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS¹

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Holiday Inn Express & Suites – Orlando South 4050 Hotel Drive Davenport, Florida 33897

¹ The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District and known as the "Expansion Parcel" (defined below), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District. The Project is described in more detail in the *Amended and Restated Engineer's Report* ("Engineer's Report").

On May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and levied the Debt Assessments on all benefited property within the District, as the District's boundaries existed at that time. September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission of the City of Lakeland, Florida adopted Ordinance No. 24-029, expanding the District's boundaries to include an "Expansion Parcel", which is an approximately 198 acre parcel located at the south of the original District boundaries. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the assessment area, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Lakeland, Florida, and consists of approximately 487 acres. The site is located south of Medulla Road, west of Lunn Road, east of South County Line Road, and north of Ewell Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877/276-0889). Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed **\$28,600,000** (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	Planned Units for Expansion Parcel	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SF 40'	77	0.8	\$5,312	\$5,712
SF 50'	213	1.0	\$6,640	\$7,140
SF 60'	90	1.2	\$7,968	\$8,568
Townhome	0	0.4		
TOTAL:	380			

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record July 18, 25, 2025

of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2025-06

[RESOLUTION DECLARING DEBT ASSESSMENTS – BOUNDARY AMENDMENT PARCEL.]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("Project") as described in the Engineer's Report, dated March 9, 2022 ("Engineer's Report"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, as part of Resolution 2022-32, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated March 9, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, on September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission for the City of Lakeland, Florida adopted Ordinance No. 24-029 expanding the District's boundaries to include a "Boundary Amendment Parcel," which is described herein as Exhibit C; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is **\$20,661,028** ("Estimated Cost").

B. The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately **\$28,600,000** which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately **\$2,540,465** per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS²

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Ramada by Wyndham Davenport Orlando South 43824 Highway 27 Davenport, Florida 33897-6808

² The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2022-29 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2022-29.

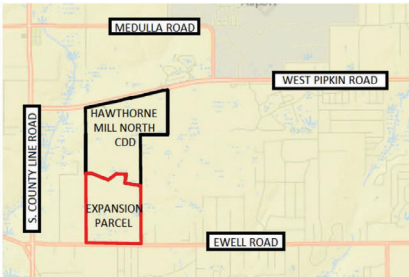
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2025.

ATTEST:	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Andrew Kantarzhi	/s/Shelley Kaercher
Secretary/Assistant Secretary	Chair/Vice Chair/Board of Supervisors

Exhibit A: Amended and Restated Engineer's Report
Exhibit B: Amended and Restated Master Special Assessment Methodology Report



HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING
(DEBT ASSESSMENTS – EXPANSION PARCEL)

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Hawthorne Mill North Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 11, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 11th day of July 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

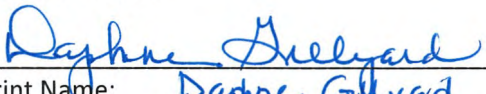

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

9589 0710 5270 2050 8384 18

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**FORESTAR USA REAL ESTATE
GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006-7458**



Hawthorne Mill North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail

July 11, 2025

FORESTAR USA REAL ESTATE GROUP INC

2221 E LAMAR BLVD STE 790

ARLINGTON, TX 76006-7458

**RE: Hawthorne Mill North Community Development District (“District”)
Notice of Hearings on Debt Assessments – Expansion Parcel**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“Board”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS¹

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Holiday Inn Express & Suites – Orlando South 4050 Hotel Drive Davenport, Florida 33897

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefitted lands within the District and known as the “Expansion Parcel” (defined below), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the *Amended Master Engineer’s Report* (“**Engineer’s Report**”).

On May 11, 2022, and after notice and a public hearing, the District’s Board of Supervisors adopted Resolution 2022-32 and levied the Debt Assessments on all benefitted property within the District, as the District’s boundaries existed at that time. September 3, 2024, and at the request of the District’s Board of Supervisors, the City Commission of the City of Lakeland, Florida adopted Ordinance No. 24-029, expanding the District’s boundaries to include an “**Expansion Parcel**,” which is an approximately 198 acre parcel located at the south of the original District boundaries. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the assessment area, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the Expansion Parcel within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units

¹ The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of Lakeland, Florida, and consists of approximately 487 acres. The site is located south of Medulla Road, west of Lunn Road, east of South County Line Road, and north of Ewell Road. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Kantarzi
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

REFERENCE NO. 50138736

.....

HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT AMENDED & RESTATED ENGINEER'S REPORT

FEBRUARY 19, 2025



SUBMITTED BY

Dewberry Engineers Inc.
800 N. Magnolia Avenue
Suite 1000
Orlando, Florida 32803
Phone: 407.843.5120

SUBMITTED TO

Hawthorne Mill North CDD
c/o Ms. Cindy Cerbone
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431
Phone: 561.571.0010

Engineer's Report

Table of Contents

1. INTRODUCTION	3
2. General Site Description	3
3. Proposed Capital Improvement Project	3
3.1 Roadway Improvements	4
3.2 Stormwater Management System	4
3.3 Water and Wastewater	4
3.4 Hardscape, Landscape, and Irrigation	5
3.5 Streetlights / Undergrounding of Electrical Utility Lines	5
3.6 Recreational Amenities	5
3.7 Environmental Conservation/Mitigation	5
3.8 Professional Services	5
3.9 Offsite Improvements	5
4. Permitting/Construction Commencement	6
5. Opinion of Probable Construction Costs	7
6. Conclusions and Engineer's Certification	7

Table of Tables

Table 3.1 Planned Product Types	3
Table 3.2 Land Uses	3
Table 3.3 Ownership and Management	6
Table 4.1 Permit Status	6
Table 5.1 Opinion of Probable Cost for the CIP	6

Table of Figures

General Location Map.....	Exhibit 1
Sketch and Legal	Exhibit 2
Conceptual Plan.....	Exhibit 3
Master Utility Plan	Exhibit 4

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP for the Hawthorne Mill North Community Development District ("District"). This report has been amended and restated to address the addition of 198 acres of land to the District's boundaries, which were added pursuant to City Ordinance #6048, effective September 3, 2024. The 198-acre expansion parcel includes "Phases 5-8" and is referred to herein as the "Expansion Parcel."

2. General Site Description

The proposed District is located entirely within the City of Lakeland, Florida, and includes approximately 486.79 acres of land, including the Expansion Parcel. **Exhibit 1** depicts the general location of the project. The site is generally located approximately one-half mile east of County Line Road, on the south side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

The metes and bounds sketch and description of the external boundary of the proposed District is set forth in **Exhibit 2**.

3. Proposed Capital Improvement Project

The CIP is intended to provide public infrastructure improvements for the lands within the District, which is planned for 1205 residential units. The proposed site plan for the District is attached as **Exhibit 3**, and this plan enumerates the proposed lot count, by type, for the District.

The tables shown below depict the planned product types and land uses in **Table 3.1** and **Table 3.2** for the District respectively.

Table 3.1

Hawthorne Mill North Product Types			
PRODUCT TYPE	PHASES 1-4 (ORIGINAL BOUNDARY)	PHASES 5-8 (EXPANSION PARCEL)	TOTAL UNITS (PHASES 1-8)
40' x 120 LOTS (30%)	231	77	308
50' x 120 LOTS (53.0%)	330	213	543
60' x 120 LOTS (17.0%)	84	90	174
20' TOWNHOMES	180	0	180
TOTAL	825	380	1205

Table 3.2

Hawthorne Mill North and South Land Uses	
LAND USE	ACREAGE
Lot Development	147.47
Roads	62.65
Common Areas	30.46
Stormwater Ponds	78.49
Conservation Areas	40.30
TOTAL	359.37+/-

The CIP infrastructure includes:

3.1 Roadway Improvements

The CIP includes subdivision roads within the District. Generally, roadways will be 2-lane undivided roads. Such roads include the roadway asphalt, base and subgrade, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-single-family lot lands. Sidewalks abutting lots will be constructed by the homebuilders. Roadways will be designed in accordance with standards outlined in Appendix A of the City of Lakeland Land Development Code.

Internal roadways may be financed by the District and dedicated to the City of Lakeland for ownership, operation, and maintenance. Alternatively, the developer may elect to finance and gate the internal roads and convey those roads to a homeowner's association for ownership, operation, and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation, and stormwater improvements behind such gated areas).

3.2 Stormwater Management System

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures, and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to 19 retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District (SWFWMD) and the City of Lakeland for stormwater and floodplain management systems. It is anticipated that the District will finance, own, operate, and maintain the stormwater systems, with the exception that the city will own, operate, and maintain the inlets and storm sewer pipes within the city's right-of-way.

3.3 Water and Wastewater

As part of the CIP, the District intends to construct and/or acquire potable water and wastewater infrastructure for the development. **Exhibit 4** displays both the offsite connections for water and wastewater for the CIP and the anticipated onsite utilities to be constructed.

The on-site water supply improvements include watermain located within the right-of-way and used for potable water service and fire protection. There are two tie-in connection points from an existing 12-inch watermain (offsite) that runs parallel within West Pipkin Road right-of-way to the on-site system. The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the southside of West Pipkin Road; at this location, the proposed pipe tying into the 12-inch existing (offsite) is an 8-inch watermain. The second connection point is located at the main entrance to the development and West Pipkin Road (County Road); at this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite). There is one additional connection point. This connection point is located at the East end of Medulla Road at the site boundary line. At this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite).

Potable water improvements for the project include extending an onsite 8-inch watermain and adding a connection to the City of Lakeland watermain along Ewell Road. This waterline extends to the East to connect into the existing City of Lakeland watermain at the Riverstone subdivision. The potable water improvements also includes the relocation of the Polk County 8-inch watermain along Ewell Road. The existing 8-inch Polk County watermain is being relocated north, out of the proposed right of way improvements along Ewell Road.

Wastewater improvements for the project will include an onsite 8-inch diameter gravity system that collects into multiple lift stations throughout the project. Two onsite 4-inch and 8-inch force main conveys wastewater offsite into an existing force main within West Pipkin Road. This existing pipe is within the West Pipkin Road right-of-way on the north side of the road.

The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the north side of West Pipkin Road; at this location, the proposed pipe tying into the 8-inch existing (offsite) is a 4-inch force main. The second connection point is located close to Phase 3B

near Peachleaf Street; at this location, the proposed 8-inch force main is tying into the existing 12-inch force main.

There is no reclaim water distribution system for irrigation present on this project.

The water and wastewater collection systems for all phases will be completed by the District and subsequently dedicated to the City of Lakeland for operation and maintenance.

3.4 Hardscape, Landscape, and Irrigation

The District will construct and/or install landscaping, irrigation, and hardscaping within District common areas and rights-of-way. The irrigation system will consist of irrigation mains, valves, and appurtenances. Hardscaping will include monuments and entry features.

The City of Lakeland has design criteria standards and specifications for planting and irrigation design; therefore, this project will meet and/or exceed the minimum requirements outlined by the city. The on-site enhancements at the common areas are for the general benefit of the community.

All such landscaping, irrigation, and hardscaping will be funded, maintained, and owned by the District. Such infrastructure located within the city rights-of-way are to be owned and maintained by the District pursuant to a right-of-way agreement to be entered into with the city.

3.5 Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Lakeland Energy. The District is anticipated to fund the streetlights through an annual operation and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does, however, include the underground installation of electrical utility conduit lines within right-of-way and utility easements throughout the community. Electrical lines and transformers will be owned by the electric company, Lakeland Electric, and not paid for by the District as part of the CIP.

3.6 Recreational Amenities

While not part of the CIP, the developer intends to develop a residential amenity for the project, which would be financed by the developer and owned and maintained by a homeowner's association. The amenities constitute common areas for the exclusive benefit of the residential lot owners within the development.

3.7 Environmental Conservation/Mitigation

There are 26.01 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 33.45 acres of wetland mitigation. The District may be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation for incomplete or any modifications to the mitigation. The District will be responsible for final construction, maintenance, and governmental monitoring per permit conditions.

These costs are not currently included within the CIP.

3.8 Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying, and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

3.9 Offsite Improvements

The CIP contains the construction of offsite improvements consisting of a 12-foot turn lane, striping and pavement markings, and site restoration associated with a jack and bores for utility tie-in on West Pipkin Road. The additions of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and West Pipkin Road are also part of the offsite enhancements.

Additional offsite improvements consist of a 12-foot left turn lane and a 12-foot right turn lane, striping and pavement markings. The addition of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and Ewell Road are also part of the offsite enhancements.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

The foregoing improvements are required by applicable development approvals.

TABLE 3.3 provides a breakdown of the CIP by category and the governing body for the purpose of financing, ownership, and management of each.

Table 3.3

Hawthorne Mill North Ownership and Management		
FACILITY DESCRIPTION	FINANCING ENTITY	OWNERSHIP AND MANAGEMENT ENTITY
Amenity	Developer	HOA
Stormwater Management	CDD	CDD
Utilities (Water, Sewer)	CDD	City
Hardscape/Landscape/Irrigation	CDD	CDD
Undergrounding of Electric Conduit	CDD	Lakeland Electric
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Roadway	CDD	County
On-Site Roadways	CDD	City

4. Permitting/Construction Commencement

Necessary permits for the construction of the first phase of the project have either been obtained or are currently being designed and are included in the following **Table 4.1** below.

Table 4.1

Hawthorne Mill North Permit Status	
PERMIT	STATUS
Southwest Florida Water Management District (SWFWMD) - Mass Grading North	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 1	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 2	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 3	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 4	Permit Issued
Southwest Florida Water Management District (SWFWMD) - Mass Grading South	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Peachleaf Medulla Extension	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phases 5-6	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 7-8	Permit Issued
City of Lakeland - Construction Plans Set (Phase 1)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2 Amenity Center)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 3)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 4)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 5-6)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 7-8)	Permit Issued
Polk County – Main Entrance (Phase 1)	Permit Issued
Polk County – Main Entrance (Phase 3)	Permit Issued
Polk County – Main Entrance (Peachleaf Extension)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 2)	Permit Issued

Florida Department of Environmental Protection (FDEP) - Sewer (Phase 2)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 4)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 4)	Permit Issued
FEMA – CLOMR (North)	Permit Issued
FEMA – CLOMR (South)	Under Review
FEMA – LOMR (North)	Under Review
Army Corps of Engineer's – Wetland Impacts	Permit Issued

5. Opinion of Probable Construction Costs

Table 5.1 shown below presents the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in **Table 5.1** are reasonable and consistent with current market pricing.

Table 5.1

Hawthorne Mill North Opinion of Probable Cost for the CIP			
IMPROVEMENT	PHASES 1-4 (ORIGINAL BOUNDARY)	PHASES 5-8 (EXPANSION PARCEL)	TOTAL PROJECT
Stormwater System	\$7,818,000	\$4,188,000	\$12,006,000
Sanitary Sewer	\$5,539,250	\$4,178,000	\$9,717,250
Water Distribution	\$2,641,250	\$1,582,500	\$4,223,750
Undergrounding of Electric Conduit	\$2,020,875	\$1,340,250	\$3,361,125
Conservation/Mitigation	\$571,429	\$571,429	\$1,142,858
Landscape/Hardscape/Irrigation	\$2,275,955	\$872,865	\$3,148,820
On-Site Roadways	\$4,750,900	\$2,784,650	\$7,535,550
Off-Site Roadways	\$550,000	\$550,000	\$1,100,000
Contingency	\$5,233,532	\$3,470,209	\$6,840,301
Professional Fees	\$1,741,875	\$1,123,125	\$2,865,000
TOTAL	\$33,143,066	\$20,661,028	\$53,804,094

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. Conclusions and Engineer's Certification

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in City of Lakeland, Florida and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- Improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20 years;

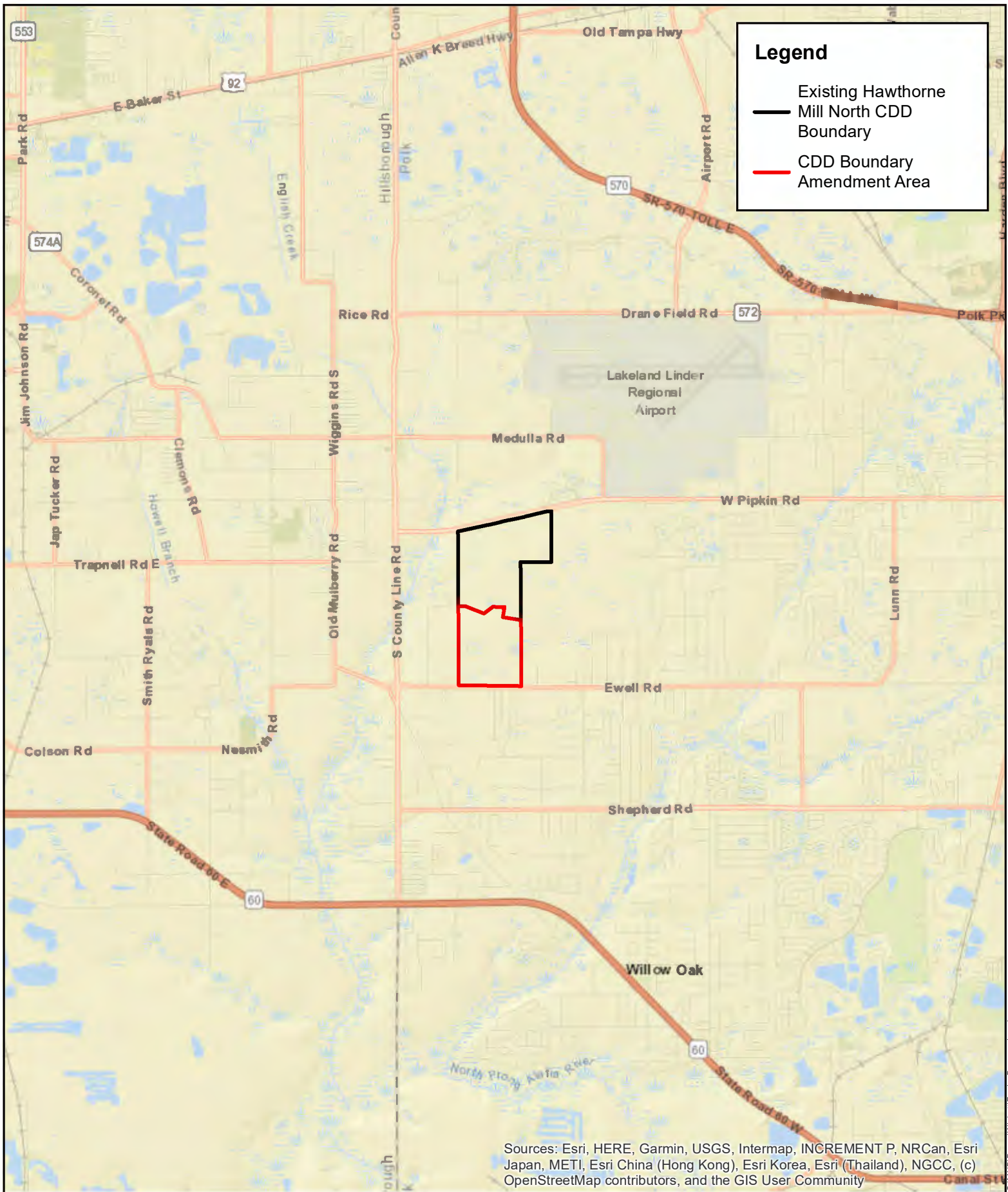
- The assessed property within the District will receive a special benefit from the CIP that is at least equal to such costs.
- The CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP improvements will be owned by the District or other governmental units and as such the CIP improvements are intended to be available and will be reasonably available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All the CIP improvements are or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. No private earthwork is included in the CIP. Accordingly, the earthwork costs include digging any stormwater ponds as well as the placement of fill at the site but does not include the cost of fine grading of any lots.

Please note that the CIP as presented herein is based on current plans and market conditions, which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Christopher J Allen, P.E.
Florida License No. 77719



Hawthorne Mill North CDD Boundary Amendment

Exhibit 1. General Location Map

BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP, INC.
LOCATED IN SECTION 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST
CITY OF LAKE LAND, POLK COUNTY, FLORIDA.

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. REFERENCE MONUMENTS AS FOLLOWS:
GPS 1693 AZ MK: NGS PID: AG9100, BEING METAL ROD STAMPED "1693 1988 FL-105"
PUBLISHED N: 1322686.55' E: 652206.25' ELEV: 130.22'
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1013245-3-CAST, DATED MAY 11TH, 2020.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND AS DETAILED AT MANHOLES AND STRUCTURES. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
9. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS PART OF THIS SURVEY
10. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, AND RESTRICTIONS NOT SHOWN HEREIN, BUT FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
11. THIS SURVEY IS SUPPORTED BY DATA CONTAINED IN FIELD BOOK: 7,8,17,18-29-23, PAGES 1-18, 19-36.
12. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
13. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 4/4/2024 PER FAC 5J-17.062(2).

1-8. THESE ITEMS ARE NOT SURVEY RELATED.

9. RIGHT-OF-WAY DONATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4669, PAGE 1880, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
(DOES NOT AFFECT SUBJECT PROPERTY)

10. NOTICE OF ESTABLISHMENT OF THE HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7261, PAGE 429, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

11. NOTICE OF ESTABLISHMENT OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10732, PAGE 232, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AND IS SHOWN GRAPHICALLY)

12. TERMS AND CONDITIONS CONTAINED IN THE UNRECORDED LEASE BETWEEN LEN-HAWTHORNE MILL, LLP, LESSOR, AND H & W CATTLE CO. LLC, LESSEE.
(AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE)

13-17. THESE ITEMS ARE NOT SURVEY RELATED.



LEGEND AND ABBREVIATIONS					
LB	LICENSED BUSINESS	⊗	FOUND IRON PIPE (AS NOTED)		LINE BREAK
ID	IDENTIFICATION	⊙	SET 5/8" IRON ROD & CAP (DEWBERRY LB 8011)		FENCE LINE (AS NOTED)
O.R.B.	OFFICIAL RECORDS BOOK	⊙	SET 4"x4" CONCRETE MONUMENT (DEWBERRY LB 8011)		OVERHEAD UTILITY LINE
C	CENTERLINE	⊙	SANITARY CLEANOUT		APPROXIMATE TOP OF BANK
R	RADIUS	⊙	CABLE TELEVISION RISER BOX		APPROXIMATE TOP OF SLOPE
L	ARC LENGTH	⊙	WATER VALVE		EDGE OF WATER
Δ	DELTA (CENTRAL ANGLE)	⊙	FIRE HYDRANT		TREE LINE
CH	CHORD LENGTH	⊙	WOOD UTILITY POLE		
CB	CHORD BEARING	⊙	UTILITY POLE GUY ANCHOR		
(M)	MEASUREMENT BASED ON FIELD OBSERVATIONS	⊙	SIGN		
±	MORE OR LESS	⊙	MAILBOX		
PG.(S)	PAGE(S)	⊙	PULLBOX		
R/W	RIGHT OF WAY	⊙	SPICOT		
S-T-R	SECTION-TOWNSHIP-RANGE	⊙	TRANSFORMER		
FSM	PROFESSIONAL SURVEYOR & MAPPER	⊙	METERED END SECTION		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊙	ITEM NUMBER		
F.I.R.M.	FLOOD INSURANCE RATE MAP	⊙			
NAVD	NORTH AMERICAN VERTICAL DATUM				
P.B.	PLAT BOOK				
BLD	PLAT BOOK				

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°18'05"E ALONG THE EAST LINE OF THE EAST 1/2 (E 1/2) OF SAID SECTION 18, A DISTANCE OF 2491.06 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: S00°18'05"E, A DISTANCE OF 216.46 FEET; THENCE RUN S00°17'46"E, A DISTANCE OF 2590.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELE ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 13298, PAGE 399 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N89°16'13"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2670.06 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF AFOREMENTIONED SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 18 THE FOLLOWING THREE (3) COURSES: N00°17'11"W, A DISTANCE OF 1547.15 FEET; THENCE RUN N00°17'11"W, A DISTANCE OF 1032.66 FEET; THENCE RUN N00°14'25"W, A DISTANCE OF 794.29 FEET; THENCE DEPARTING SAID WEST LINE, RUN N90°00'00"E, A DISTANCE OF 270.47 FEET; THENCE RUN S69°38'59"E, A DISTANCE OF 872.09 FEET; THENCE RUN N54°34'30"E, A DISTANCE OF 506.41 FEET; THENCE RUN S70°01'01"E A DISTANCE OF 76.77 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 403.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 00°53'20", A CHORD BEARING OF S05°57'44"W AND A CHORD DISTANCE OF 23.09 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.09 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE 91°59'52", CHORD BEARING OF S52°24'20"W AND A CHORD DISTANCE OF 35.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.14 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N81°35'44"W, A DISTANCE OF 5.00 FEET; THENCE RUN N08°24'16"W, A DISTANCE OF 32.00 FEET; THENCE RUN S81°35'44"E, A DISTANCE OF 40.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°46'28", A CHORD BEARING OF S35°42'31"W AND A CHORD DISTANCE OF 35.90 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.00 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S10°10'42"W A DISTANCE OF 320.23 FEET; THENCE RUN S79°49'18"E A DISTANCE OF 80.00 FEET; THENCE RUN S80°54'36"E A DISTANCE OF 699.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,450.670 SQUARE FEET OR 194.00 ACRES, MORE OR LESS.

FIRST AMERICAN TITLE INSURANCE COMPANY
FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, SURVEY NOTES.
SHEET 2: BOUNDARY SURVEY

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE"
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



DATE _____

CITY OF LAKE LAND POLK COUNTY, FLORIDA

FB/PG		FIELD DATE	PROJECT NO. 50162176	1 OF 2
7,8,17,18-29-23 / 1-18, 19-36		02/18/2021		
DRAWING DATE	BY	APPROVED	SCALE: N/A	
04/04/2024	MCD	WPH		

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

February 19, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Amended Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Amended Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Amended and Restated Development Program	3
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	The Amended and Restated Capital Improvement Plan.....	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	5
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	6
5.3	Assigning Bond Assessments	8
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation.....	11
6.0	Additional Stipulations	
6.1	Overview	12
7.0	Appendix	
	Table 1	13
	Table 2	13
	Table 3	14
	Table 4	14
	Table 5	15

1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was developed to amend and restate the Master Special Assessment Methodology Report (the "Original Report") dated March 9, 2022 and to provide a financing plan and a special assessment methodology for a portion of the Hawthorne Mill North Community Development District (the "District"), located in the City of Lakeland, Polk County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District. This Amended Report specifically addresses the expansion of the boundaries of the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing a portion of the District's Capital Improvement Plan (the "CIP") described in the Hawthorne Mill North Community Development District Engineer's Report developed by Dewberry Engineers Inc. (the "District Engineer") and dated March 9, 2022, as amended by the Amended and Restated Engineer's Report dated February 19, 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

Please note that the District already issued Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) in the principal amount of \$3,275,000 (the "Series 2023 Bonds") and Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) in the principal amount of \$11,400,000 (the "Series 2024 Bonds") to fund a portion of the costs of the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the

District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP provides public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements causes the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the amended and restated development program as proposed by the Developer, as defined below.

Section Three provides a summary of the amended and restated CIP as determined by the District Engineer.

Section Four discusses the amended and restated financing program for the District.

Section Five introduces the amended and restated special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serve the Hawthorne Mill North development, a master planned residential development located the City of Lakeland, Polk County, Florida. The land within the District originally consisted of approximately 289.07 +/- acres and is generally located approximately one-half mile east of County Line Road, on the south

side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

Please note that as of September 3, 2024, pursuant to City of Lakeland Ordinance #6048, the District boundaries were expanded to add an additional 197.72 +/- acres (the "Expansion Parcel"). The District currently encompasses approximately 486.79 +/- acres. This Amended Report is intended only to supplement the plan of finance and provide the assessment methodology and benefit for the Expansion Parcel.

2.2 The Amended and Restated Development Program

The development of Hawthorne Mill North has been and is anticipated to continue to be conducted by Forestar (USA) Real Estate Group Inc, (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for the land in the District, including the Expansion Parcel, envisions a total of 1,205 single-family residential dwelling units developed over a multi-year period in multiple stages within eight (8) development phases, although unit numbers, land use types and phasing may change throughout the development period. The Expansion Parcel is projected to be developed with a total of 380 single-family residential dwelling units developed over a multi-year period in multiple stages within four (4) development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Hawthorne Mill North.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Amended and Restated Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development consist of improvements which serve all of the lands in the District. The CIP consist of a stormwater system, sanitary sewer, water distribution,

undergrounding of electric conduit, conservation/mitigation, landscape/hardscape/irrigation, on-site roadways and off-site roadways, the costs of which, along with contingencies and professional fees, are estimated by the District Engineer at \$53,804,094, \$20,661,028 of which are projected to be related to the Expansion Parcel.

The public infrastructure improvements that comprise the CIP serve and provide benefit to all land uses in the District and comprise an interrelated system of improvements, which means all of improvements serve the entire District and improvements are interrelated such that they reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is continuing its program of capital improvements which facilitate the development of lands within the District and in furtherance of this goal issued Series 2023 Bonds and Series 2024 Bonds in the cumulative principal amount of \$14,675,000, which cumulatively funded CIP improvements in the amount of \$13,385,362, while the balance of the costs of the pre-expansion CIP was funded by the Developer via no-cost contributions of improvements to the District.

Even though the actual financing plan to fund the Expansion Parcel CIP costs may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Expansion Parcel portion of the CIP as described in *Section 3.2* in one financing transactions, the District would have to issue approximately \$28,600,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the Expansion Parcel CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Expansion Parcel CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of approximately \$28,600,000 to finance approximately \$20,661,028 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$28,600,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Expansion Parcel and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the District developed with a total of 1,205 single-family residential dwelling units and the Expansion Parcel developed with a total of 380 single-family residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Expansion Parcel CIP portion of the CIP will serve and provide benefit to all land uses in the Expansion Parcel and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the Expansion Parcel to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Expansion Parcel will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the Expansion Parcel and benefit all land within the Expansion Parcel as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the Expansion Parcel, as without such improvements, the development of the properties within the Expansion Parcel would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Expansion Parcel, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the Expansion Parcel in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the Expansion Parcel based on

the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's improvements less than larger units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the CIP annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the Expansion Parcel and the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Bond Assessments

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the Expansion Parcel. Consequently, the Bond Assessments will be levied on approximately 197.72 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$28,600,000 will be preliminarily levied on approximately 197.72 +/- gross acres at a rate of \$144,649 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Expansion Parcel.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Expansion Parcel. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the Expansion Parcel developable and saleable and

when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned residential units as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands or lands to be re-platted after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted or re-platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer

residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the Development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up

Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relative to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$28,600,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This amended and restated master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the CIP for the Expansion Parcel functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the Expansion Parcel, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare an amended and restated methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The amended and restated allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Hawthorne Mill North

Community Development District

Proposed Development Plan

Product Type	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Number of Units
SF 40'	231	77	308
SF 50'	330	213	543
SF 60'	84	90	174
20' Townhomes	180	0	180
Total	825	380	1,205

Table 2

Hawthorne Mill North

Community Development District

Capital Improvement Plan Costs

Improvement	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Project Costs
Stormwater System	\$7,818,000	\$4,188,000	\$12,006,000
Sanitary Sewer	\$5,539,250	\$4,178,000	\$9,717,250
Water Distribution	\$2,641,250	\$1,582,500	\$4,223,750
Undergrounding of Electric Conduit	\$2,020,875	\$1,340,250	\$3,361,125
Conservation/ Mitigation	\$571,429	\$571,429	\$1,142,858
Landscape/ Hardscape/ Irrigation	\$2,275,955	\$872,865	\$3,148,820
On-Site Roadways	\$4,750,900	\$2,784,650	\$7,535,550
Off-Site Roadways	\$550,000	\$550,000	\$1,100,000
Contingency (20%)	\$5,233,532	\$3,470,209	\$8,703,741
Professional Fees	\$1,741,875	\$1,123,125	\$2,865,000
Total	\$33,143,066	\$20,661,028	\$53,804,094

Table 3

Hawthorne Mill North

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$28,600,000.00

Total Sources**\$28,600,000.00**

Uses

Project Fund Deposits:

Project Fund

\$20,661,028.00

Other Fund Deposits:

Debt Service Reserve Fund

\$2,540,464.59

Capitalized Interest Fund

\$4,576,000.00

Delivery Date Expenses:

Underwriter's Discount

\$572,000.00

Costs of Issuance

\$250,000.00

Rounding

\$507.41

Total Uses**\$28,028,000.00**

Financing Assumptions:

Term: 30 Years

Capitalized Period Length: 24 Months

Coupon Rate: 8.00%

Debt Service Reserve: 100% of Max Annual Debt Service

Underwriter's Discount: 2% of Par Amount

Costs of Issuance: \$250,000

Table 4

Hawthorne Mill North

Community Development District

Expansion Parcel Benefit Allocation

Product Type	(Expansion Parcel)	ERU Weight	Total ERU
SF 40'	77	0.80	61.60
SF 50'	213	1.00	213.00
SF 60'	90	1.20	108.00
20' Townhomes	0	0.40	0.00
Total	380		382.60

Table 5

Hawthorne Mill North

Community Development District

Expansion Parcel Bond Assessments Apportionment

Product Type	Phases 5-8 (Expansion Parcel)	Total Cost Allocation*	Maximum Total Bond Assessments Apportionment	Maximum Bond Assessments Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds	Maximum Annual Bond Assessments Payment**
SF 40'	77	\$3,326,501.11	\$4,604,704.65	\$59,801.36	\$5,312.00	\$5,711.83
SF 50'	213	\$11,502,349.62	\$15,922,111.87	\$74,751.70	\$6,640.00	\$7,139.79
SF 60'	90	\$5,832,177.27	\$8,073,183.48	\$89,702.04	\$7,968.00	\$8,567.74
20' Townhomes	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	380	\$20,661,028.00	\$28,600,000.00			

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county cost of collection at 3% (subject to change) plus early payment discount allowance at 4% (subject to change)

Exhibit A

Assessment Roll

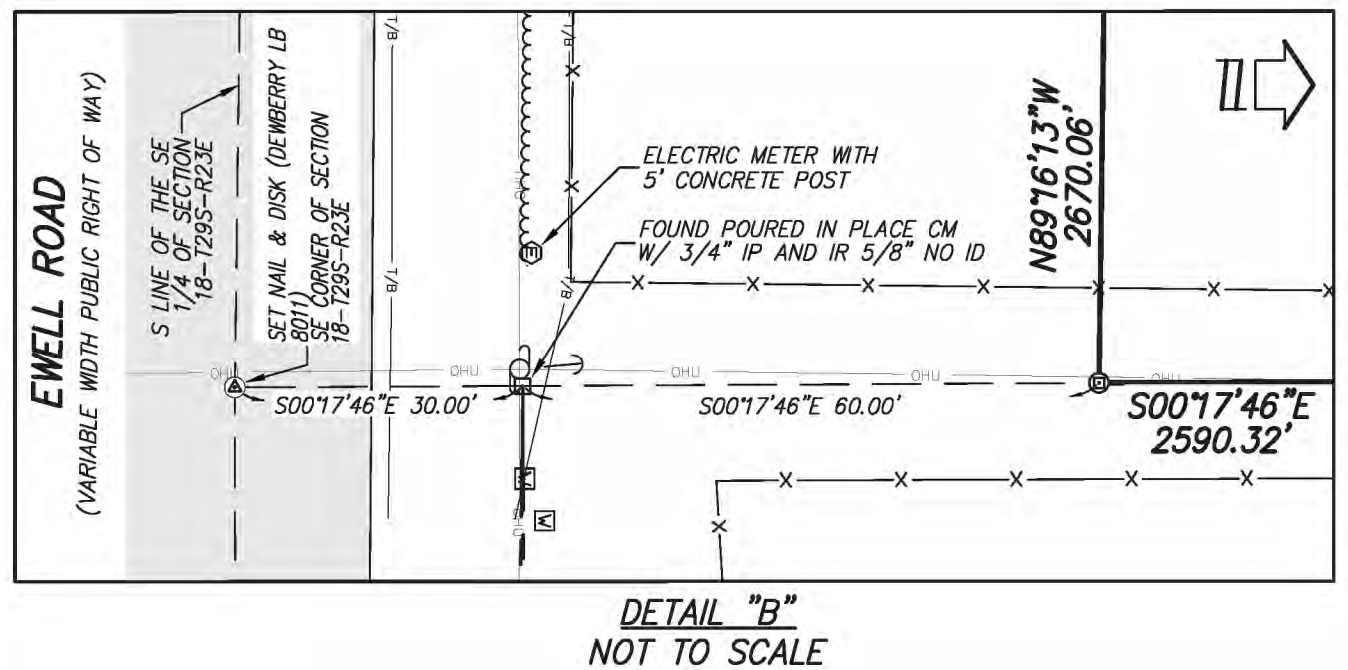
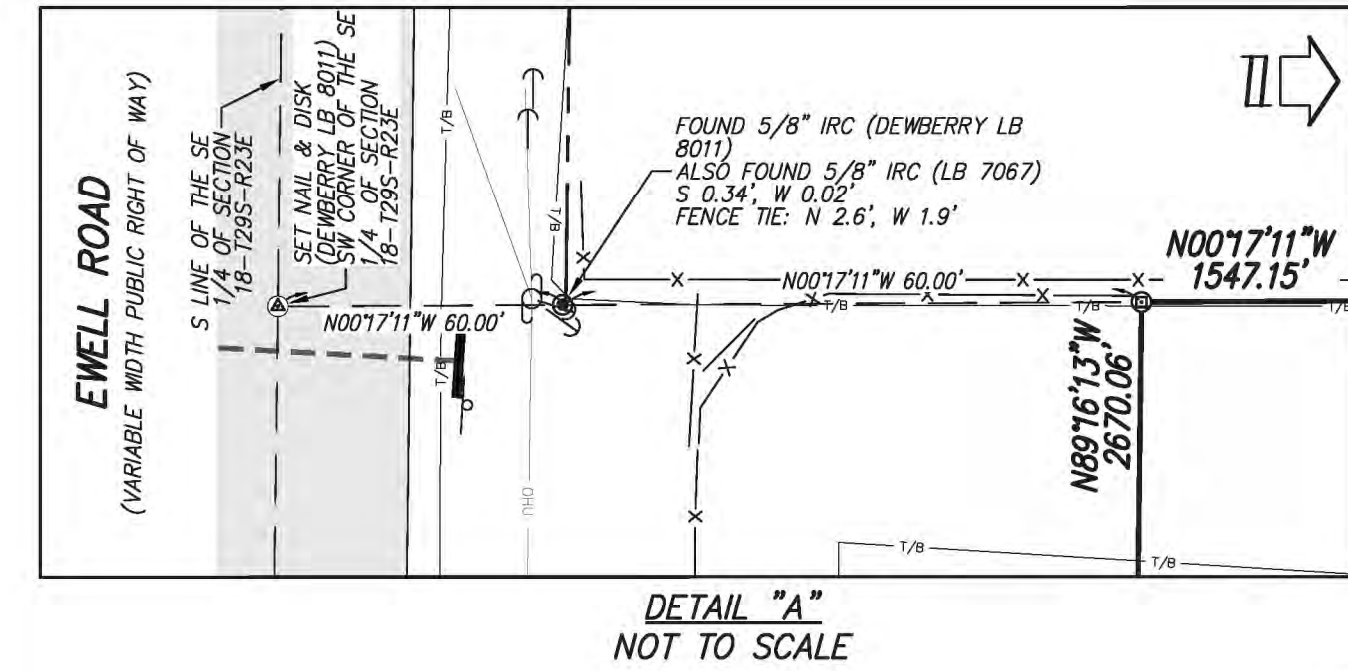
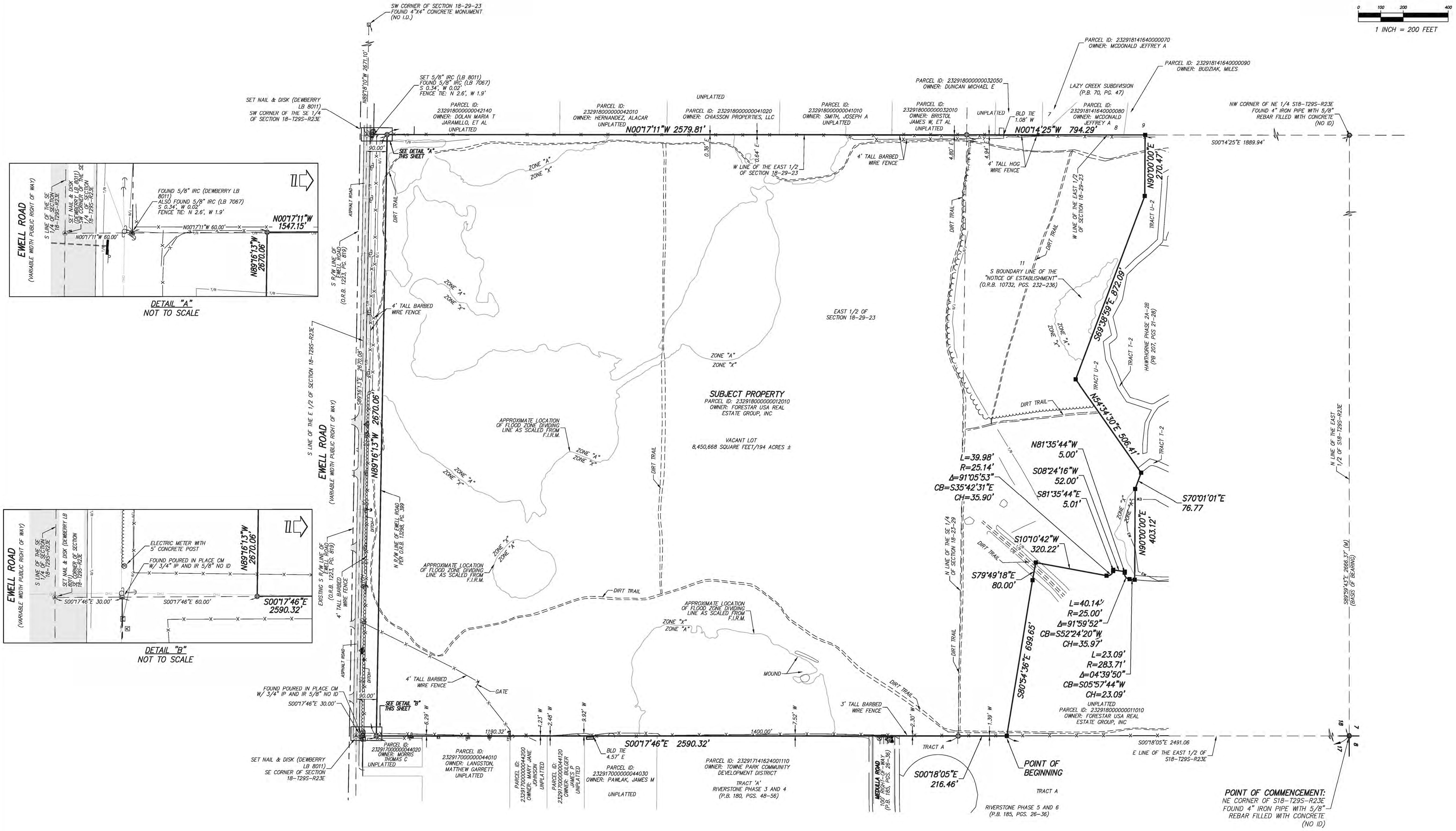
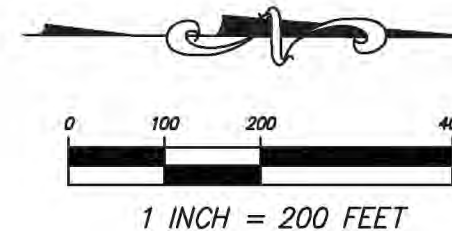
Bond Assessments in the estimated amount of \$28,600,000 are proposed to be levied on an equal pro-rata gross acre basis on the land described as follows, which constitutes the Expansion Parcel:

(HAWTHORNE MILL CDD – SOUTH)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 18; THENCE RUN S 00°18'05"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N80°54'36"W, A DISTANCE OF 779.66 FEET; THENCE RUN N10°10'42"E, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING N07°50'50"E AND A CHORD DISTANCE OF 121.09 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN S90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE RUN N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE RUN S54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE RUN S90°00'00"W, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 794.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'11"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2639.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (60.00' RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 11526, PAGES 403 AND 404 AND OFFICIAL RECORDS BOOK 11359, PAGE 1473, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S89°16'13"E ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 2670.07 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°17'46"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2650.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°18'05"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 216.46 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,612,701 SQUARE FEET OR 198 ACRES OF SAID LAND, MORE OR LESS.



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD



Dewberry

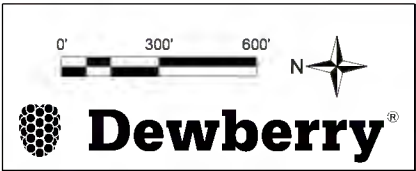
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

LOCATED IN SECTION 18, TOWNSHIP 29
SOUTH, RANGE 23 EAST

CITY OF LAKELAND POLK COUNTY, FLORIDA

BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP INC.

FB/PG		FIELD DATE		PROJECT NO. 50162176	2 OF 2
7,8,17,18-29-23 / 1-18, 19-36		02/18/2021			
DRAWING DATE	BY	APPROVED		SCALE 1" = 200'	
04/04/2024	AS	WPH			



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ACOE		
WETLANDS:		
EXIST. WETLANDS	96.59 AC.	
WETLAND IMPACTS	16.16 AC.	
EXIST. WETLANDS REMAINING	80.43 AC.	
SURFACE WATERS:		
EXIST. DITCHES	3.48 AC.	
EXIST. PONDS	14.69 AC.	
EXIST. DITCH IMPACTS	3.48 AC.	

SWFWMD		
WETLANDS:		
EXIST. WETLANDS	91.03 AC.	
WETLAND IMPACTS	9.22 AC.	
EXIST. WETLANDS REMAINING	81.81 AC.	
FLOOD ZONE (GIS)		
TOTAL SITE	79.76 AC.	
TOTAL IMPACTS	3.54 AC.	

SITE:	
UPLANDS (NOT WITHIN FLOOD ZONE)	359.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
WETLANDS	91.03 AC.
EXISTING PONDS 1 & 2	14.69 AC.
EXISTING DITCHES	3.48 AC.
ROW DEDICATION	3.68 AC.
WETLAND MITIGATION AREA	8.75 AC.
TOTAL	486.79 AC.
DEVELOPABLE AREA:	
UPLANDS (NOT WITHIN FLOOD ZONE)	359.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
EXISTING POND #2	10.85 AC.
WETLAND IMPACTS	9.22 AC.
DITCH IMPACTS	3.48 AC.
TOTAL	388.71 AC.
EXISTING POND #2 (2.8%):	
PROPOSED PONDS (17.4%):	67.64 AC.
TOTAL PONDS (20.2%):	78.49 AC.
WETLANDS REMAINING:	81.81 AC.
WETLAND BUFFERS:	17.98 AC.
WETLAND CREATION:	2.52 AC.
RECREATIONAL AMENITY:	12.50 AC.
OPEN SPACE:	42.79 AC.
UPLANDS (WITHIN FLOOD ZONE):*	2.42 AC.

*NOT WITHIN PROPOSED WETLAND BUFFERS

- PROPERTY BOUNDARY
- PHASE LINE
- FLOOD ZONE
- FLOOD ZONE IMPACTS
- EXISTING DITCH
- WETLANDS
- WETLAND BUFFERS
- WETLAND IMPACTS
- WETLAND MITIGATION
- EXISTING PONDS
- PROPOSED PONDS
- RECREATION
- OPEN SPACE
- ROW DEDICATION
- ACOE WETLANDS
- 100 YR FLOOD ELEVATION

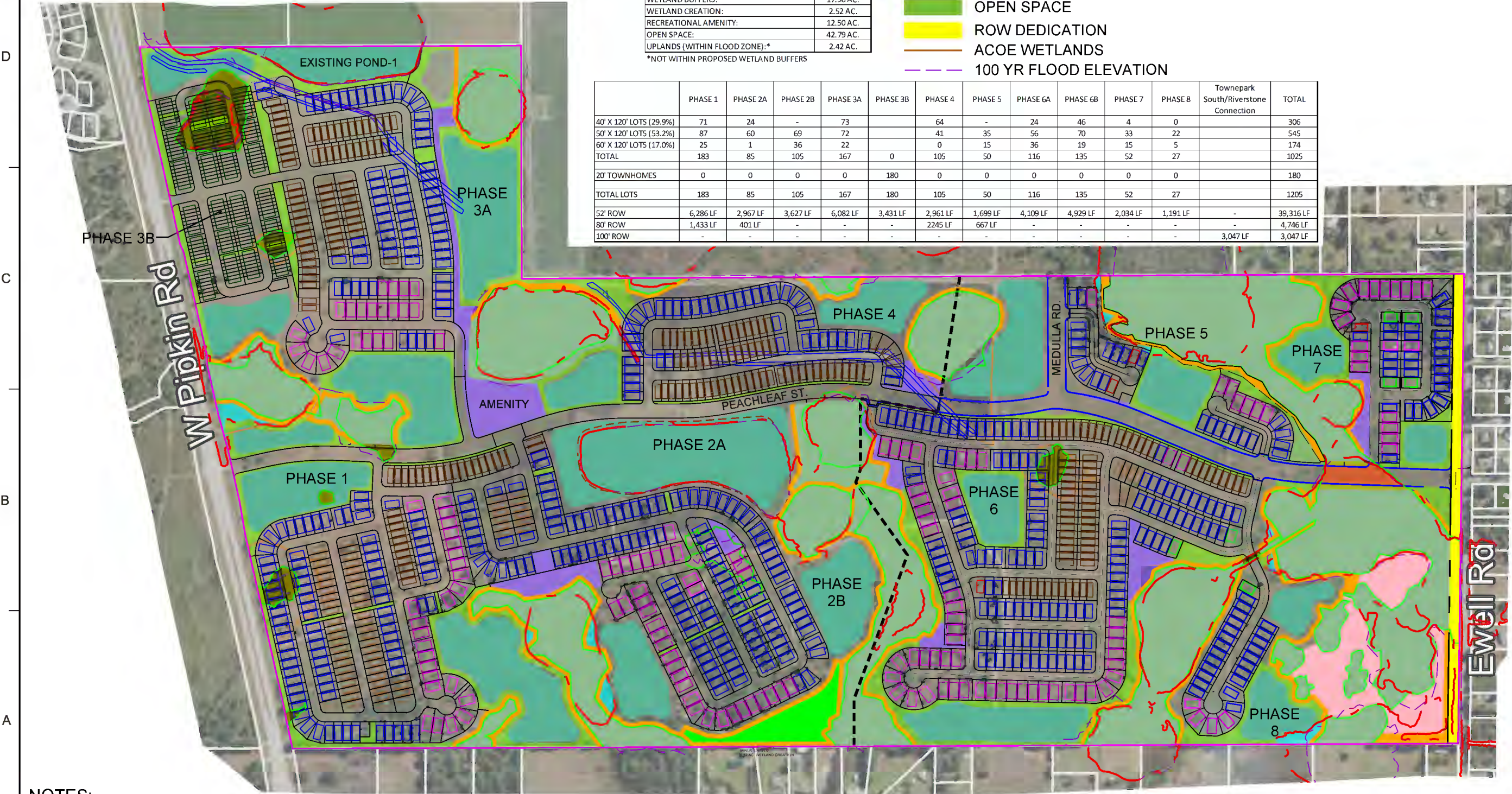
HAWTHORNE MILL

EXHIBIT 3

CITY OF LAKELAND

POLK COUNTY, FLORIDA

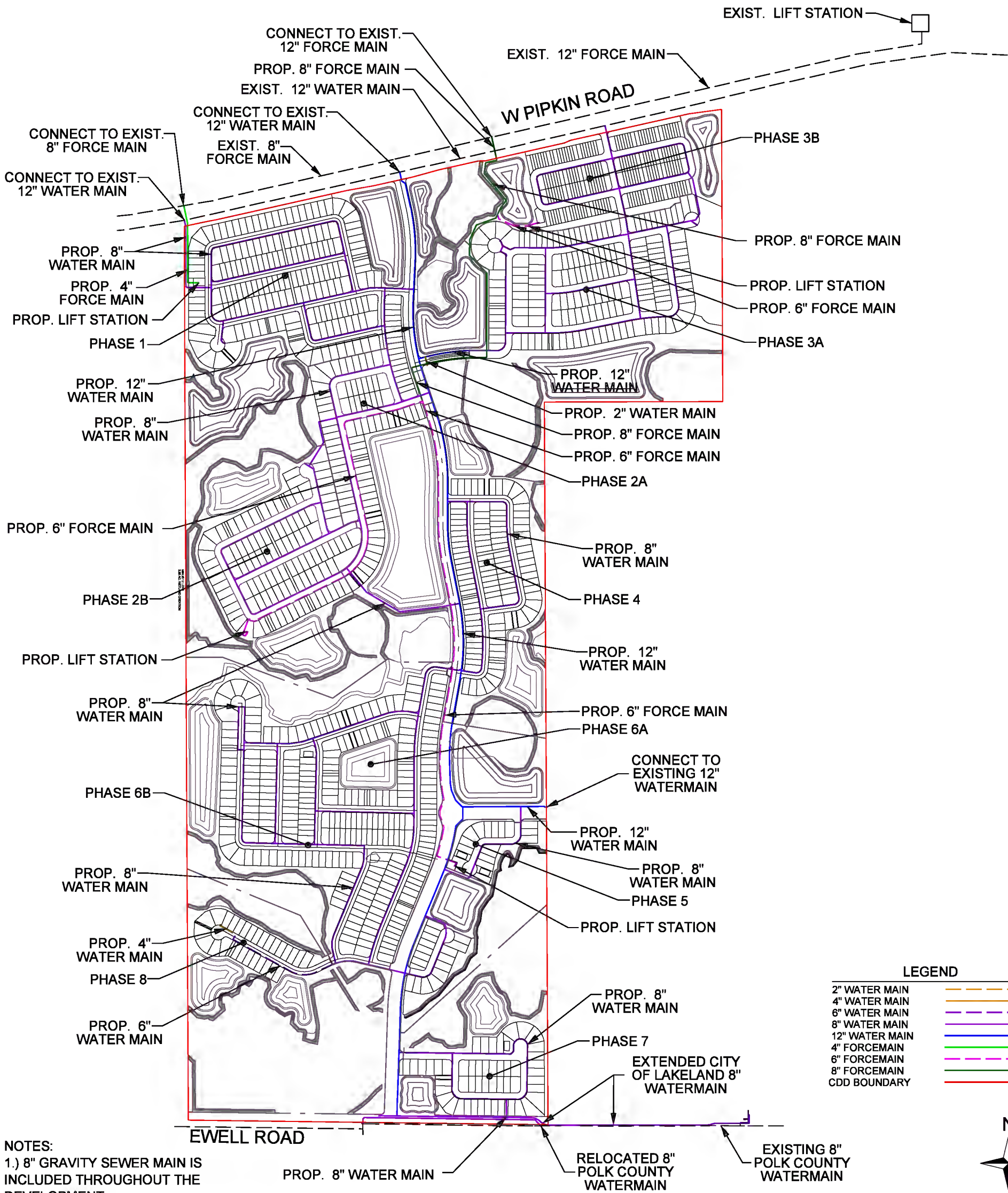
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3A	PHASE 3B	PHASE 4	PHASE 5	PHASE 6A	PHASE 6B	PHASE 7	PHASE 8	Townepark South/Riverstone Connection	TOTAL
40' X 120' LOTS (29.9%)	71	24	-	73		64	-	24	46	4	0		306
50' X 120' LOTS (53.2%)	87	60	69	72		41	35	56	70	33	22		545
60' X 120' LOTS (17.0%)	25	1	36	22		0	15	36	19	15	5		174
TOTAL	183	85	105	167	0	105	50	116	135	52	27		1025
20' TOWNHOMES	0	0	0	0	180	0	0	0	0	0	0		180
TOTAL LOTS	183	85	105	167	180	105	50	116	135	52	27		1205
52' ROW	6,286 LF	2,967 LF	3,627 LF	6,082 LF	3,431 LF	2,961 LF	1,699 LF	4,109 LF	4,929 LF	2,034 LF	1,191 LF	-	39,316 LF
80' ROW	1,433 LF	401 LF	-	-	-	2245 LF	667 LF	-	-	-	-	-	4,746 LF
100' ROW	-	-	-	-	-	-	-	-	-	-	-	3,047 LF	3,047 LF



NOTES:
1.) THIS PLAN IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. NOT BASED ON ENGINEERING DESIGN.

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TYPE: EXHIBIT
DATE: JANUARY 2022
PROJECT NO.: 50138735
DRAWN BY: MDC
CHECKED BY: NPS
SCALE: 1" = 1000'
SHEET: 1 OF 1

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

800 NORTH MAGNOLIA AVENUE - SUITE 1000 - ORLANDO, FLORIDA 32803
407-843-5120 - ENGINEERING BUSINESS - 8794

EXHIBIT 4 MASTER UTILITY PLAN

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4C

REFERENCE NO. 50138736

HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT AMENDED & RESTATED ENGINEER'S REPORT

FEBRUARY 19, 2025



Dewberry®

SUBMITTED BY

Dewberry Engineers Inc.
800 N. Magnolia Avenue
Suite 1000
Orlando, Florida 32803
Phone: 407.843.5120

SUBMITTED TO

Hawthorne Mill North CDD
c/o Ms. Cindy Cerbone
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431
Phone: 561.571.0010

Engineer's Report

Table of Contents

1. INTRODUCTION	3
2. General Site Description	3
3. Proposed Capital Improvement Project	3
3.1 Roadway Improvements	4
3.2 Stormwater Management System	4
3.3 Water and Wastewater	4
3.4 Hardscape, Landscape, and Irrigation	5
3.5 Streetlights / Undergrounding of Electrical Utility Lines	5
3.6 Recreational Amenities	5
3.7 Environmental Conservation/Mitigation	5
3.8 Professional Services	5
3.9 Offsite Improvements	5
4. Permitting/Construction Commencement	6
5. Opinion of Probable Construction Costs	7
6. Conclusions and Engineer's Certification	7

Table of Tables

Table 3.1 Planned Product Types	3
Table 3.2 Land Uses	3
Table 3.3 Ownership and Management	6
Table 4.1 Permit Status	6
Table 5.1 Opinion of Probable Cost for the CIP	6

Table of Figures

General Location Map..... Exhibit 1

Sketch and Legal Exhibit 2

Conceptual Plan..... Exhibit 3

Master Utility Plan Exhibit 4

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP for the Hawthorne Mill North Community Development District (“District”). This report has been amended and restated to address the addition of 198 acres of land to the District’s boundaries, which were added pursuant to City Ordinance #6048, effective September 3, 2024. The 198-acre expansion parcel includes “Phases 5-8” and is referred to herein as the “Expansion Parcel.”

2. General Site Description

The proposed District is located entirely within the City of Lakeland, Florida, and includes approximately 486.79 acres of land, including the Expansion Parcel. **Exhibit 1** depicts the general location of the project. The site is generally located approximately one-half mile east of County Line Road, on the south side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

The metes and bounds sketch and description of the external boundary of the proposed District is set forth in **Exhibit 2**.

3. Proposed Capital Improvement Project

The CIP is intended to provide public infrastructure improvements for the lands within the District, which is planned for 1205 residential units. The proposed site plan for the District is attached as **Exhibit 3**, and this plan enumerates the proposed lot count, by type, for the District.

The tables shown below depict the planned product types and land uses in **Table 3.1** and **Table 3.2** for the District respectively.

Table 3.1

Hawthorne Mill North Product Types			
PRODUCT TYPE	PHASES 1-4 (ORIGINAL BOUNDARY)	PHASES 5-8 (EXPANSION PARCEL)	TOTAL UNITS (PHASES 1-8)
40' x 120 LOTS (30%)	231	77	308
50' x 120 LOTS (53.0%)	330	213	543
60' x 120 LOTS (17.0%)	84	90	174
20' TOWNHOMES	180	0	180
TOTAL	825	380	1205

Table 3.2

Hawthorne Mill North and South Land Uses	
LAND USE	ACREAGE
Lot Development	147.47
Roads	62.65
Common Areas	30.46
Stormwater Ponds	78.49
Conservation Areas	40.30
TOTAL	359.37+/-

The CIP infrastructure includes:

3.1 Roadway Improvements

The CIP includes subdivision roads within the District. Generally, roadways will be 2-lane undivided roads. Such roads include the roadway asphalt, base and subgrade, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-single-family lot lands. Sidewalks abutting lots will be constructed by the homebuilders. Roadways will be designed in accordance with standards outlined in Appendix A of the City of Lakeland Land Development Code.

Internal roadways may be financed by the District and dedicated to the City of Lakeland for ownership, operation, and maintenance. Alternatively, the developer may elect to finance and gate the internal roads and convey those roads to a homeowner's association for ownership, operation, and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation, and stormwater improvements behind such gated areas).

3.2 Stormwater Management System

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures, and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to 19 retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District (SWFWMD) and the City of Lakeland for stormwater and floodplain management systems. It is anticipated that the District will finance, own, operate, and maintain the stormwater systems, with the exception that the city will own, operate, and maintain the inlets and storm sewer pipes within the city's right-of-way.

3.3 Water and Wastewater

As part of the CIP, the District intends to construct and/or acquire potable water and wastewater infrastructure for the development. **Exhibit 4** displays both the offsite connections for water and wastewater for the CIP and the anticipated onsite utilities to be constructed.

The on-site water supply improvements include watermain located within the right-of-way and used for potable water service and fire protection. There are two tie-in connection points from an existing 12-inch watermain (offsite) that runs parallel within West Pipkin Road right-of-way to the on-site system. The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the southside of West Pipkin Road; at this location, the proposed pipe tying into the 12-inch existing (offsite) is an 8-inch watermain. The second connection point is located at the main entrance to the development and West Pipkin Road (County Road); at this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite). There is one additional connection point. This connection point is located at the East end of Medulla Road at the site boundary line. At this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite).

Potable water improvements for the project include extending an onsite 8-inch watermain and adding a connection to the City of Lakeland watermain along Ewell Road. This waterline extends to the East to connect into the existing City of Lakeland watermain at the Riverstone subdivision. The potable water improvements also includes the relocation of the Polk County 8-inch watermain along Ewell Road. The existing 8-inch Polk County watermain is being relocated north, out of the proposed right of way improvements along Ewell Road.

Wastewater improvements for the project will include an onsite 8-inch diameter gravity system that collects into multiple lift stations throughout the project. Two onsite 4-inch and 8-inch force main conveys wastewater offsite into an existing force main within West Pipkin Road. This existing pipe is within the West Pipkin Road right-of-way on the north side of the road.

The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the north side of West Pipkin Road; at this location, the proposed pipe tying into the 8-inch existing (offsite) is a 4-inch force main. The second connection point is located close to Phase 3B

near Peachleaf Street; at this location, the proposed 8-inch force main is tying into the existing 12-inch force main.

There is no reclaim water distribution system for irrigation present on this project.

The water and wastewater collection systems for all phases will be completed by the District and subsequently dedicated to the City of Lakeland for operation and maintenance.

3.4 Hardscape, Landscape, and Irrigation

The District will construct and/or install landscaping, irrigation, and hardscaping within District common areas and rights-of-way. The irrigation system will consist of irrigation mains, valves, and appurtenances. Hardscaping will include monuments and entry features.

The City of Lakeland has design criteria standards and specifications for planting and irrigation design; therefore, this project will meet and/or exceed the minimum requirements outlined by the city. The on-site enhancements at the common areas are for the general benefit of the community.

All such landscaping, irrigation, and hardscaping will be funded, maintained, and owned by the District. Such infrastructure located within the city rights-of-way are to be owned and maintained by the District pursuant to a right-of-way agreement to be entered into with the city.

3.5 Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Lakeland Energy. The District is anticipated to fund the streetlights through an annual operation and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does, however, include the underground installation of electrical utility conduit lines within right-of-way and utility easements throughout the community. Electrical lines and transformers will be owned by the electric company, Lakeland Electric, and not paid for by the District as part of the CIP.

3.6 Recreational Amenities

While not part of the CIP, the developer intends to develop a residential amenity for the project, which would be financed by the developer and owned and maintained by a homeowner's association. The amenities constitute common areas for the exclusive benefit of the residential lot owners within the development.

3.7 Environmental Conservation/Mitigation

There are 26.01 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 33.45 acres of wetland mitigation. The District may be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation for incomplete or any modifications to the mitigation. The District will be responsible for final construction, maintenance, and governmental monitoring per permit conditions.

These costs are not currently included within the CIP.

3.8 Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying, and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

3.9 Offsite Improvements

The CIP contains the construction of offsite improvements consisting of a 12-foot turn lane, striping and pavement markings, and site restoration associated with a jack and bores for utility tie-in on West Pipkin Road. The additions of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and West Pipkin Road are also part of the offsite enhancements.

Additional offsite improvements consist of a 12-foot left turn lane and a 12-foot right turn lane, striping and pavement markings. The addition of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and Ewell Road are also part of the offsite enhancements.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

The foregoing improvements are required by applicable development approvals.

TABLE 3.3 provides a breakdown of the CIP by category and the governing body for the purpose of financing, ownership, and management of each.

Table 3.3

Hawthorne Mill North Ownership and Management		
FACILITY DESCRIPTION	FINANCING ENTITY	OWNERSHIP AND MANAGEMENT ENTITY
Amenity	Developer	HOA
Stormwater Management	CDD	CDD
Utilities (Water, Sewer)	CDD	City
Hardscape/Landscape/Irrigation	CDD	CDD
Undergrounding of Electric Conduit	CDD	Lakeland Electric
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Roadway	CDD	County
On-Site Roadways	CDD	City

4. Permitting/Construction Commencement

Necessary permits for the construction of the first phase of the project have either been obtained or are currently being designed and are included in the following **Table 4.1** below.

Table 4.1

Hawthorne Mill North Permit Status	
PERMIT	STATUS
Southwest Florida Water Management District (SWFWMD) - Mass Grading North	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 1	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 2	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 3	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 4	Permit Issued
Southwest Florida Water Management District (SWFWMD) - Mass Grading South	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Peachleaf Medulla Extension	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phases 5-6	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 7-8	Permit Issued
City of Lakeland - Construction Plans Set (Phase 1)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2 Amenity Center)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 3)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 4)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 5-6)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 7-8)	Permit Issued
Polk County – Main Entrance (Phase 1)	Permit Issued
Polk County – Main Entrance (Phase 3)	Permit Issued
Polk County – Main Entrance (Peachleaf Extension)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 2)	Permit Issued

Florida Department of Environmental Protection (FDEP) - Sewer (Phase 2)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 4)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 4)	Permit Issued
FEMA – CLOMR (North)	Permit Issued
FEMA – CLOMR (South)	Under Review
FEMA – LOMR (North)	Under Review
Army Corps of Engineer's – Wetland Impacts	Permit Issued

5. Opinion of Probable Construction Costs

Table 5.1 shown below presents the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in **Table 5.1** are reasonable and consistent with current market pricing.

Table 5.1

Hawthorne Mill North Opinion of Probable Cost for the CIP			
IMPROVEMENT	PHASES 1-4 (ORIGINAL BOUNDARY)	PHASES 5-8 (EXPANSION PARCEL)	TOTAL PROJECT
Stormwater System	\$7,818,000	\$4,188,000	\$12,006,000
Sanitary Sewer	\$5,539,250	\$4,178,000	\$9,717,250
Water Distribution	\$2,641,250	\$1,582,500	\$4,223,750
Undergrounding of Electric Conduit	\$2,020,875	\$1,340,250	\$3,361,125
Conservation/Mitigation	\$571,429	\$571,429	\$1,142,858
Landscape/Hardscape/Irrigation	\$2,275,955	\$872,865	\$3,148,820
On-Site Roadways	\$4,750,900	\$2,784,650	\$7,535,550
Off-Site Roadways	\$550,000	\$550,000	\$1,100,000
Contingency	\$5,233,532	\$3,470,209	\$6,840,301
Professional Fees	\$1,741,875	\$1,123,125	\$2,865,000
TOTAL	\$33,143,066	\$20,661,028	\$53,804,094

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. Conclusions and Engineer's Certification

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

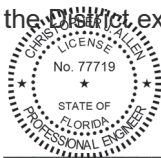
- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in City of Lakeland, Florida and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- Improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20 years;

- The assessed property within the District will receive a special benefit from the CIP that is at least equal to such costs.
- The CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

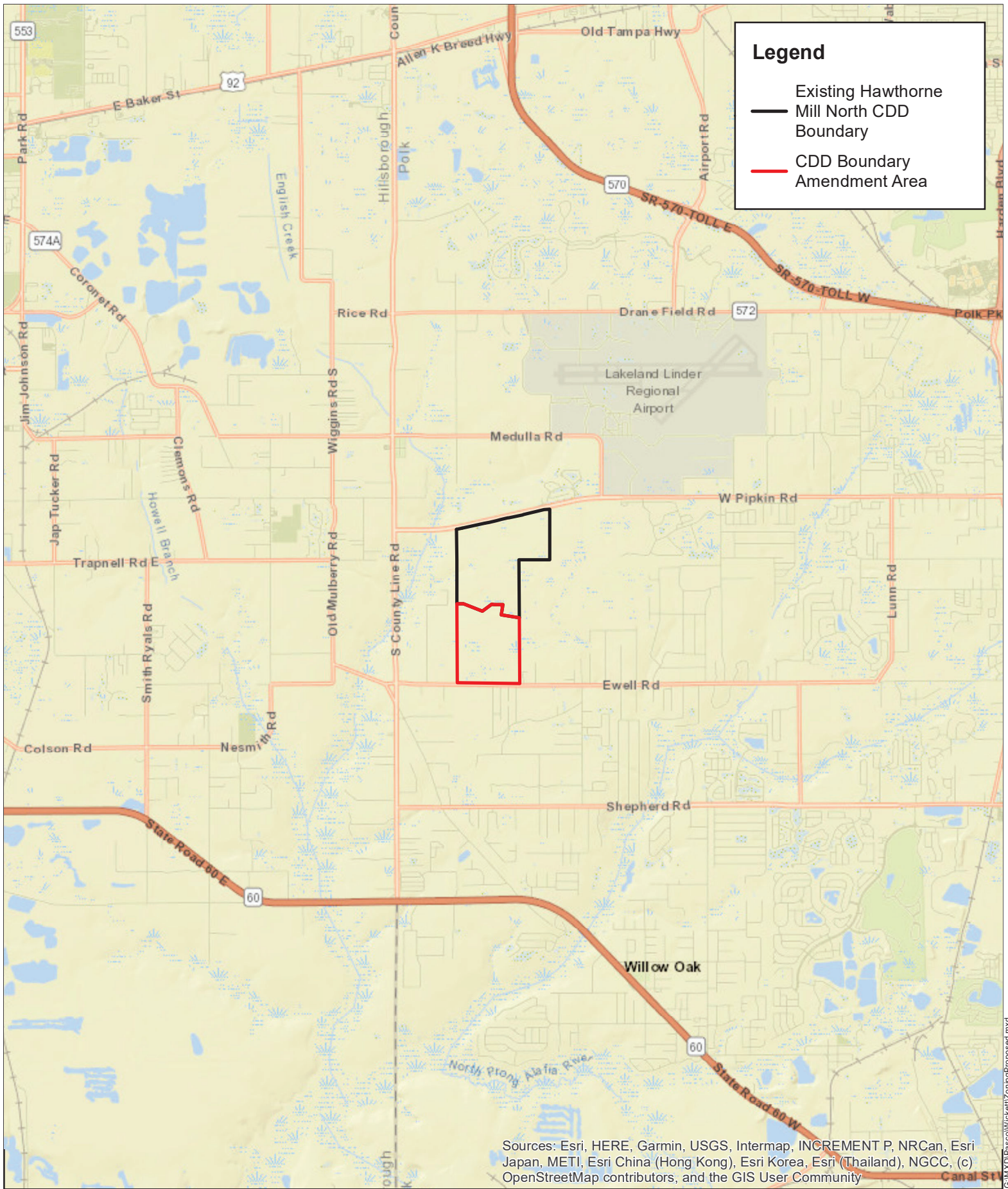
The CIP improvements will be owned by the District or other governmental units and as such the CIP improvements are intended to be available and will be reasonably available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All the CIP improvements are or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. No private earthwork is included in the CIP. Accordingly, the earthwork costs include digging any stormwater ponds as well as the placement of fill at the site but does not include the cost of fine grading of any lots.

Please note that the CIP as presented herein is based on current plans and market conditions, which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.



Reason: This item has been digitally signed and sealed by Christopher J Allen PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2025.02.14 14:55:01-05'00'

Christopher J Allen, P.E.
Florida License No. 77719



Hawthorne Mill North CDD Boundary Amendment

Exhibit 1. General Location Map

EXHIBIT 2

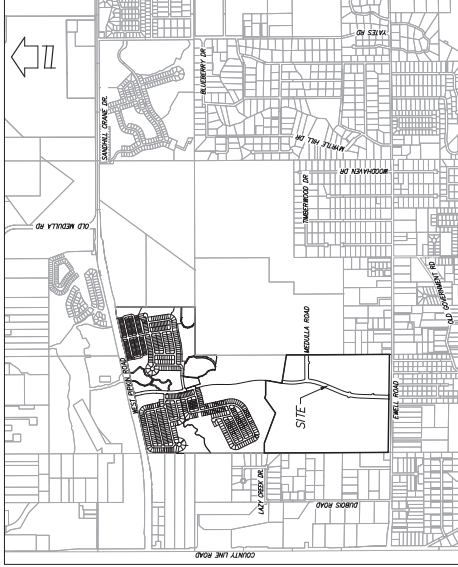
BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP, INC.
LOCATED IN SECTION 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA.

SURVEY NOTES:

1. BEARINGS SHOWN HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM 1983, WITH THE HORIZON DATUM OF MEAN SEA LEVEL. THE SURVEY WAS CONDUCTED ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. REFERENCE MONUMENTS AS FOLLOWS:
GPS IRM 42 MC, NGS PROJ-630100, BEING METAL ROD STAMPED "1681 1988 FL-105"
PUBLISHED IN 12/28/86, 55° E 63200.25' ELEV 30.22'
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0406C, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016, THE PROPERTY DESCRIBED HEREIN LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-101245-3-CST, DATED MAY 11TH, 2020.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREIN. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
8. UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON ABOVE GROUND EVIDENCE AND AS DETAILLED AT MANHOLES AND STRUCTURES. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
9. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
10. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, AND RESTRICTIONS NOT SHOWN HEREIN, BUT FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
11. THIS SURVEY IS SUPPORTED BY DATA CONTAINED IN FIELD BOOK: 781718-29-2A, PAGES 1-18, 19-36.
12. THE ELECTRONIC SIGNATURE HEREIN IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 54-17.06(4)(3).
13. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSN 4633, ON 4/4/2024 PER FAC 54-17.06(2)(2).

SCHEDULE B.II.

- 1-8. THESE ITEMS ARE NOT SURVEY RELATED.
9. RIGHT-OF-WAY DONATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4689, PAGE 1860, PUBLIC RECORDS DISTRICT RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (DOES NOT AFFECT SUBJECT PROPERTY)
10. NOTICE OF ESTABLISHMENT OF THE HAMPHORNE MILL COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7261, PAGE 428, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)
11. NOTICE OF ESTABLISHMENT OF THE HAMPHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7261, PAGE 429, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AND IS SHOWN GRAPHICALLY)
12. TERMS AND CONDITIONS CONTAINED IN THE UNRECORDED LEASE BETWEEN LCH-HAMPHORNE MILL, L.P., LESSOR, AND H & W CATTLE CO. L.L.C., LESSEE. (AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE)
- 13-17. THESE ITEMS ARE NOT SURVEY RELATED.



LEGEND AND ABBREVIATIONS:

10	EXISTING BUSINESS	10	LINE BROWN
11	EXISTING RECORDS BOOK	11	FENCE LINE (AS NOTED)
12	EXISTING CENTERLINE	12	OVERHEAD UTILITY LINE
13	EXISTING MONUMENT (REMARKS LB 801)	13	APPROXIMATE TIDE OF FLOOD
14	EXISTING MONUMENT (REMARKS LB 801)	14	TREE LINE
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131 WEST PALM STREET
ORLANDO, FLORIDA 32801
PHONE: 407.444.4646
WWW.DEBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

LOCATED IN SECTION 18, TOWNSHIP 29
SOUTH, RANGE 23 EAST

CITY OF LAKELAND POLK COUNTY, FLORIDA

BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP INC.

DATE	BY	APPROVED	SCALE
04/04/2024	MSD	WPH	N/A

PROJECT NO.

50162176

1

OF

2

SURVEYOR'S CERTIFICATE:
I, WILLIAM P. HINKLE, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS SET FORTH IN THE FLORIDA BOOK OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5417.005-052, FLORIDA ADMINISTRATIVE CODE.

William P Hinkle
Digitally signed by William P Hinkle
Date: 2024.11.05 11:03:58 -05'00'

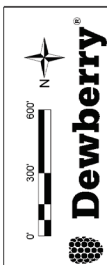
WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 4633

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION

SHEET INDEX:
SHEET 1: COVER SHEET, LEGAL DESCRIPTION, SURVEY NOTES
SHEET 2: BOUNDARY SURVEY





CONCEPTUAL ONLY. The information contained in this report is for informational purposes only and should not be used or relied upon for any other purpose. The information is not intended to constitute an offer of any financial product or service, nor is it intended to be used for any other purpose. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose.

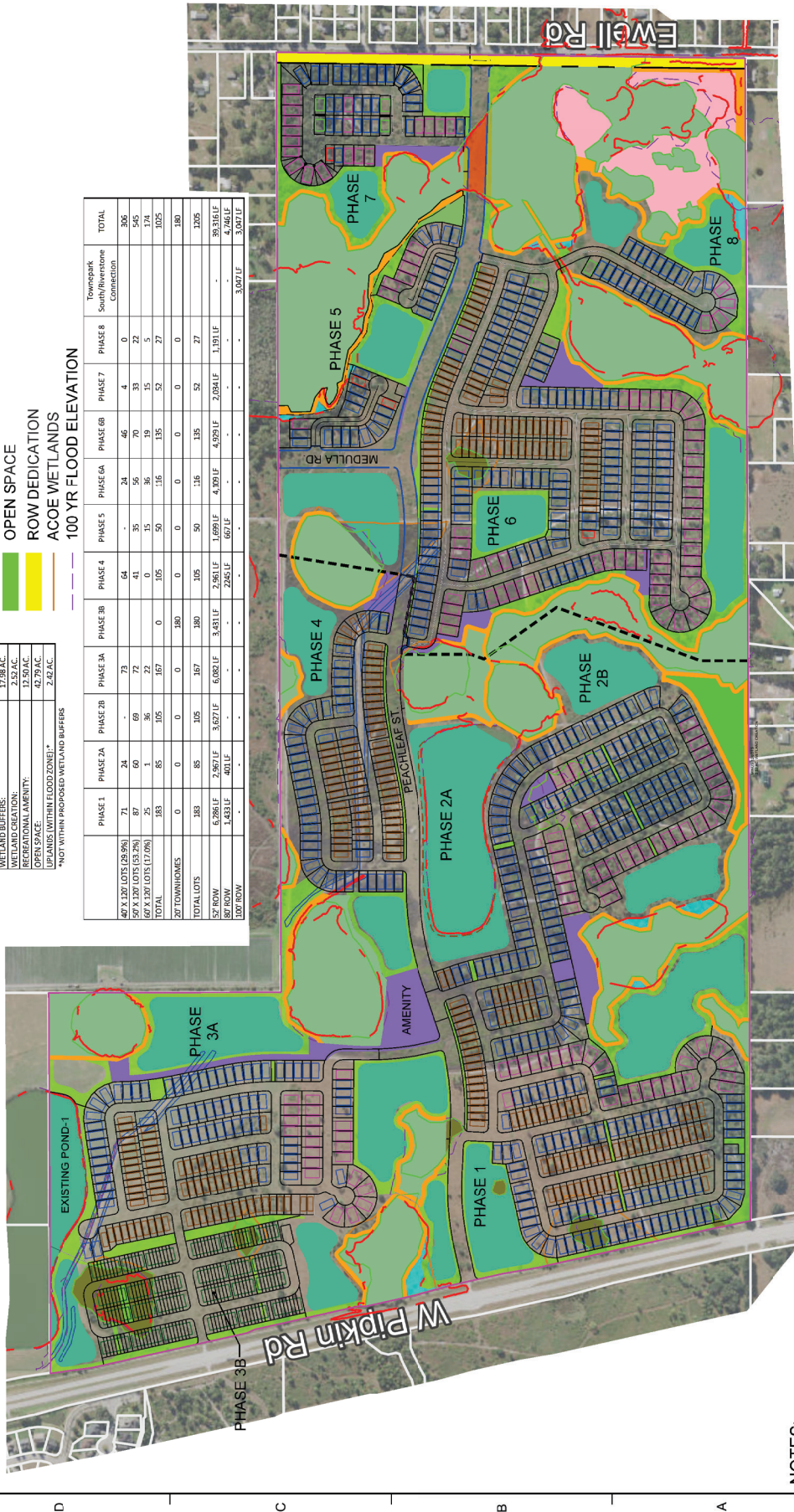
ACOE	
WETLANDS:	EXIST. WETLANDS: 96.59 AC.
	WETLAND IMPACTS: 16.16 AC.
	EXIST. WETLANDS REMAINING: 80.43 AC.
SURFACE WATERS:	
	EXIST. DITCHES: 3.48 AC.
	EXIST. PONDS: 14.69 AC.
	EXIST. DITCH IMPACTS: 3.48 AC.

SWFWMD	
WETLANDS:	EXIST. WETLANDS: 91.09 AC.
	WETLAND IMPACTS: 9.22 AC.
	EXIST. WETLANDS REMAINING: 81.81 AC.
FLOOD ZONE (GIS)	
	TOTAL SITE: 78.76 AC.
	TOTAL IMPACTS: 3.54 AC.

SITE	
UPLANDS (NOT WITHIN FLOOD ZONE)	399.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
WETLANDS	91.09 AC.
EXISTING PONDS 1 & 2	14.69 AC.
EXISTING DITCHES	3.48 AC.
ROW DEDICATION	3.68 AC.
WETLAND MITIGATION AREA	8.79 AC.
TOTAL	486.73 AC.
DEVELOPABLE AREA	
UPLANDS (NOT WITHIN FLOOD ZONE)	399.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
WETLANDS	91.09 AC.
EXISTING PONDS 1 & 2	14.69 AC.
EXISTING DITCHES	3.48 AC.
ROW DEDICATION	3.68 AC.
WETLAND MITIGATION AREA	8.79 AC.
TOTAL	388.71 AC.
EXISTING POND #2 (2.88%):	
	20.85 AC.
EXISTING POND #1 (1.74%):	
	6.84 AC.
TOTAL POND (20.2%):	
	78.69 AC.
WETLANDS REMAINING:	
	81.81 AC.
WETLAND BUFFERS:	
	17.99 AC.
WETLAND CREATION:	
	2.92 AC.
WETLANDS TOTAL AVAILABILITY:	
	111.72 AC.
OPEN SPACE:	
	43.79 AC.
UPLANDS (WITHIN FLOOD ZONE)*	
	2.42 AC.

*NOT WITHIN PROPOSED WETLAND BUFFERS

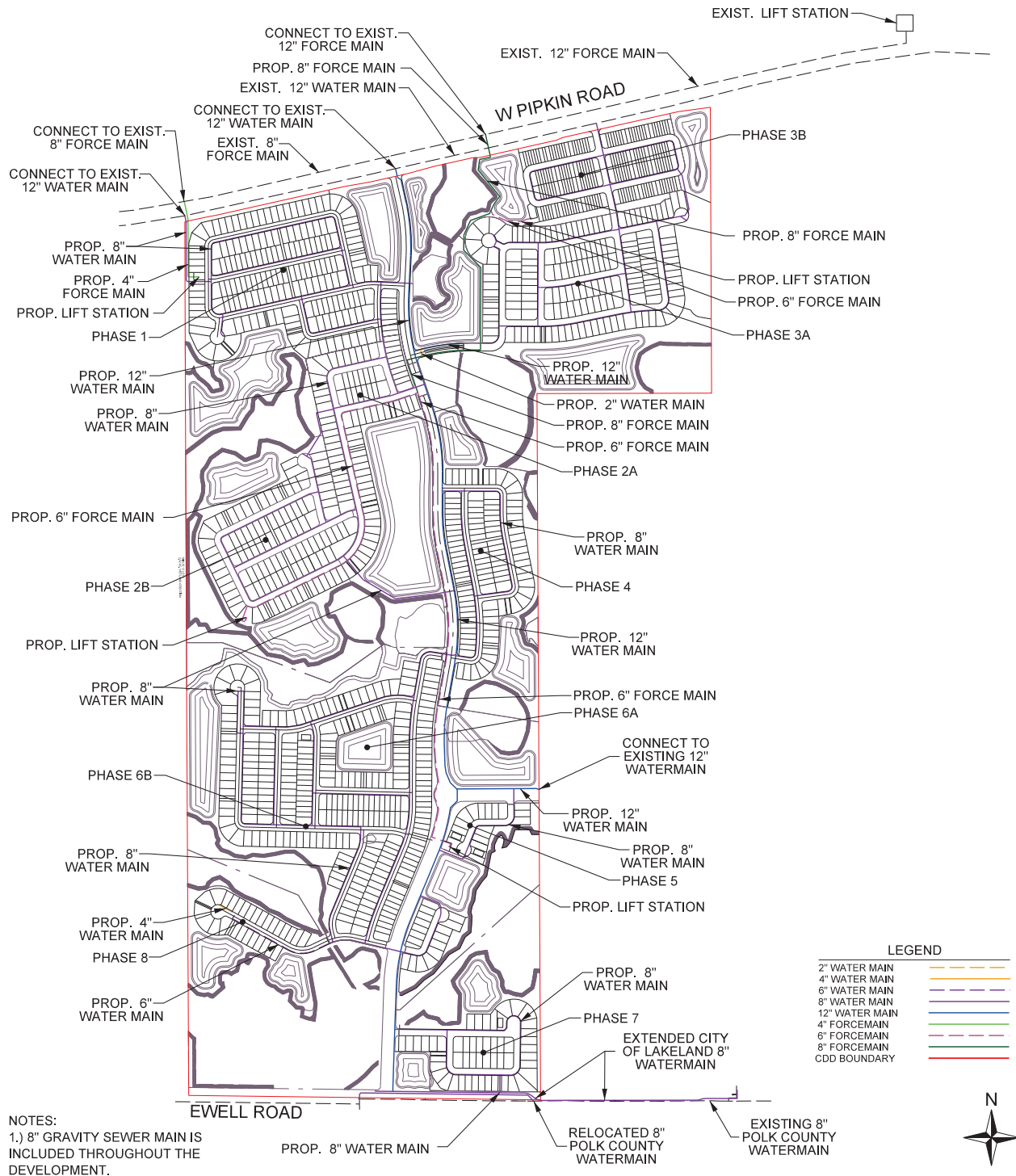
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3A	PHASE 3B	PHASE 4	PHASE 5	PHASE 6A	PHASE 6B	PHASE 7	PHASE 8	TOWNEPARK SOUTH/REVERSTONE CONNECTION	TOTAL
48' X 120' LOTS (25.9%)	71	24	-	73	-	64	-	24	46	4	0	-	306
52' X 120' LOTS (53.2%)	87	60	-	72	-	41	-	56	70	33	22	-	545
52' X 120' LOTS (17.0%)	183	85	105	167	0	105	50	135	135	52	27	-	1025
TOTAL	343	169	210	312	105	210	100	215	251	89	49	-	1489
28' TOWNHOMES	0	0	0	0	180	0	0	0	0	0	0	-	180
TOTAL LOTS	343	169	210	312	285	210	100	215	251	89	49	-	1669
52' ROW	6,285 LF	2,797 LF	3,627 LF	6,092 LF	3,431 LF	2,961 LF	1,699 LF	4,393 LF	4,929 LF	2,084 LF	1,191 LF	-	39,315 LF
120' ROW	1,453 LF	461 LF	-	-	-	226 LF	697 LF	-	-	-	-	-	3,047 LF



NOTES:
1.) THIS PLAN IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. NOT BASED ON ENGINEERING DESIGN.

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7:23:54 AM



Dewberry

TYPE: EXHIBIT
DATE: JANUARY 2022
PROJECT NO.: 50138735
DRAWN BY: MDC
CHECKED BY: NPS
SCALE: 1" = 1000'
SHEET: 1 OF 1

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

800 NORTH MAGNOLIA AVENUE - SUITE 1000 - ORLANDO, FLORIDA 32803
407-843-5120 - ENGINEERING BUSINESS - 8794

EXHIBIT 4 MASTER UTILITY PLAN

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4D

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

February 19, 2025



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Amended Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Amended Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Amended and Restated Development Program	3
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	The Amended and Restated Capital Improvement Plan.....	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	5
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	6
5.3	Assigning Bond Assessments	8
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation.....	11
6.0	Additional Stipulations	
6.1	Overview	12
7.0	Appendix	
	Table 1	13
	Table 2	13
	Table 3	14
	Table 4	14
	Table 5	15

1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was developed to amend and restate the Master Special Assessment Methodology Report (the "Original Report") dated March 9, 2022 and to provide a financing plan and a special assessment methodology for a portion of the Hawthorne Mill North Community Development District (the "District"), located in the City of Lakeland, Polk County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District. This Amended Report specifically addresses the expansion of the boundaries of the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing a portion of the District's Capital Improvement Plan (the "CIP") described in the Hawthorne Mill North Community Development District Engineer's Report developed by Dewberry Engineers Inc. (the "District Engineer") and dated March 9, 2022, as amended by the Amended and Restated Engineer's Report dated February 19, 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

Please note that the District already issued Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) in the principal amount of \$3,275,000 (the "Series 2023 Bonds") and Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) in the principal amount of \$11,400,000 (the "Series 2024 Bonds") to fund a portion of the costs of the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the

District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP provides public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements causes the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the amended and restated development program as proposed by the Developer, as defined below.

Section Three provides a summary of the amended and restated CIP as determined by the District Engineer.

Section Four discusses the amended and restated financing program for the District.

Section Five introduces the amended and restated special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serve the Hawthorne Mill North development, a master planned residential development located the City of Lakeland, Polk County, Florida. The land within the District originally consisted of approximately 289.07 +/- acres and is generally located approximately one-half mile east of County Line Road, on the south

side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

Please note that as of September 3, 2024, pursuant to City of Lakeland Ordinance #6048, the District boundaries were expanded to add an additional 197.72 +/- acres (the "Expansion Parcel"). The District currently encompasses approximately 486.79 +/- acres. This Amended Report is intended only to supplement the plan of finance and provide the assessment methodology and benefit for the Expansion Parcel.

2.2 The Amended and Restated Development Program

The development of Hawthorne Mill North has been and is anticipated to continue to be conducted by Forestar (USA) Real Estate Group Inc, (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for the land in the District, including the Expansion Parcel, envisions a total of 1,205 single-family residential dwelling units developed over a multi-year period in multiple stages within eight (8) development phases, although unit numbers, land use types and phasing may change throughout the development period. The Expansion Parcel is projected to be developed with a total of 380 single-family residential dwelling units developed over a multi-year period in multiple stages within four (4) development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Hawthorne Mill North.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Amended and Restated Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development consist of improvements which serve all of the lands in the District. The CIP consist of a stormwater system, sanitary sewer, water distribution,

undergrounding of electric conduit, conservation/mitigation, landscape/hardscape/irrigation, on-site roadways and off-site roadways, the costs of which, along with contingencies and professional fees, are estimated by the District Engineer at \$53,804,094, \$20,661,028 of which are projected to be related to the Expansion Parcel.

The public infrastructure improvements that comprise the CIP serve and provide benefit to all land uses in the District and comprise an interrelated system of improvements, which means all of improvements serve the entire District and improvements are interrelated such that they reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is continuing its program of capital improvements which facilitate the development of lands within the District and in furtherance of this goal issued Series 2023 Bonds and Series 2024 Bonds in the cumulative principal amount of \$14,675,000, which cumulatively funded CIP improvements in the amount of \$13,385,362, while the balance of the costs of the pre-expansion CIP was funded by the Developer via no-cost contributions of improvements to the District.

Even though the actual financing plan to fund the Expansion Parcel CIP costs may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Expansion Parcel portion of the CIP as described in *Section 3.2* in one financing transactions, the District would have to issue approximately \$28,600,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the Expansion Parcel CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Expansion Parcel CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of approximately \$28,600,000 to finance approximately \$20,661,028 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$28,600,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Expansion Parcel and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the District developed with a total of 1,205 single-family residential dwelling units and the Expansion Parcel developed with a total of 380 single-family residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Expansion Parcel CIP portion of the CIP will serve and provide benefit to all land uses in the Expansion Parcel and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the Expansion Parcel to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Expansion Parcel will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the Expansion Parcel and benefit all land within the Expansion Parcel as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the Expansion Parcel, as without such improvements, the development of the properties within the Expansion Parcel would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Expansion Parcel, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the Expansion Parcel in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the Expansion Parcel based on

the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's improvements less than larger units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the CIP annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the Expansion Parcel and the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Bond Assessments

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the Expansion Parcel. Consequently, the Bond Assessments will be levied on approximately 197.72 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$28,600,000 will be preliminarily levied on approximately 197.72 +/- gross acres at a rate of \$144,649 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Expansion Parcel.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Expansion Parcel. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the Expansion Parcel developable and saleable and

when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned residential units as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands or lands to be re-platted after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted or re-platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer

residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the Development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up

Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relative to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$28,600,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This amended and restated master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the CIP for the Expansion Parcel functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the Expansion Parcel, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare an amended and restated methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The amended and restated allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Hawthorne Mill North

Community Development District

Proposed Development Plan

Product Type	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Number of Units
SF 40'	231	77	308
SF 50'	330	213	543
SF 60'	84	90	174
20' Townhomes	180	0	180
Total	825	380	1,205

Table 2

Hawthorne Mill North

Community Development District

Capital Improvement Plan Costs

Improvement	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Project Costs
Stormwater System	\$7,818,000	\$4,188,000	\$12,006,000
Sanitary Sewer	\$5,539,250	\$4,178,000	\$9,717,250
Water Distribution	\$2,641,250	\$1,582,500	\$4,223,750
Undergrounding of Electric Conduit	\$2,020,875	\$1,340,250	\$3,361,125
Conservation/ Mitigation	\$571,429	\$571,429	\$1,142,858
Landscape/ Hardscape/ Irrigation	\$2,275,955	\$872,865	\$3,148,820
On-Site Roadways	\$4,750,900	\$2,784,650	\$7,535,550
Off-Site Roadways	\$550,000	\$550,000	\$1,100,000
Contingency (20%)	\$5,233,532	\$3,470,209	\$8,703,741
Professional Fees	\$1,741,875	\$1,123,125	\$2,865,000
Total	\$33,143,066	\$20,661,028	\$53,804,094

Table 3

Hawthorne Mill North

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount \$28,600,000.00

Total Sources	\$28,600,000.00
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Uses

Project Fund Deposits:

Project Fund \$20,661,028.00

Other Fund Deposits:

Debt Service Reserve Fund \$2,540,464.59

Capitalized Interest Fund \$4,576,000.00

Delivery Date Expenses:

Underwriter's Discount \$572,000.00

Costs of Issuance \$250,000.00

Rounding \$507.41

Total Uses	\$28,028,000.00
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Financing Assumptions:

Term: 30 Years

Capitalized Period Length: 24 Months

Coupon Rate: 8.00%

Debt Service Reserve: 100% of Max Annual Debt Service

Underwriter's Discount: 2% of Par Amount

Costs of Issuance: \$250,000

Table 4

Hawthorne Mill North

Community Development District

Expansion Parcel Benefit Allocation

Product Type	(Expansion Parcel)	ERU Weight	Total ERU
SF 40'	77	0.80	61.60
SF 50'	213	1.00	213.00
SF 60'	90	1.20	108.00
20' Townhomes	0	0.40	0.00
Total	380		382.60

Table 5

Hawthorne Mill North

Community Development District

Expansion Parcel Bond Assessments Apportionment

Product Type	Phases 5-8 (Expansion Parcel)	Total Cost Allocation*	Maximum Total Bond Assessments Apportionment	Maximum Bond Assessments Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds	Maximum Annual Bond Assessments Payment**
SF 40'	77	\$3,326,501.11	\$4,604,704.65	\$59,801.36	\$5,312.00	\$5,711.83
SF 50'	213	\$11,502,349.62	\$15,922,111.87	\$74,751.70	\$6,640.00	\$7,139.79
SF 60'	90	\$5,832,177.27	\$8,073,183.48	\$89,702.04	\$7,968.00	\$8,567.74
20' Townhomes	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	380	\$20,661,028.00	\$28,600,000.00			

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county cost of collection at 3% (subject to change) plus early payment discount allowance at 4% (subject to change)

Exhibit A

Assessment Roll

Bond Assessments in the estimated amount of \$28,600,000 are proposed to be levied on an equal pro-rata gross acre basis on the land described as follows, which constitutes the Expansion Parcel:

(HAWTHORNE MILL CDD – SOUTH)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 18; THENCE RUN S 00°18'05"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N80°54'36"W, A DISTANCE OF 779.66 FEET; THENCE RUN N10°10'42"E, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING N07°50'50"E AND A CHORD DISTANCE OF 121.09 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN S90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE RUN N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE RUN S54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE RUN S90°00'00"W, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 794.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'11"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2639.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (60.00' RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 11526, PAGES 403 AND 404 AND OFFICIAL RECORDS BOOK 11359, PAGE 1473, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S89°16'13"E ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 2670.07 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°17'46"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2650.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°18'05"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 216.46 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,612,701 SQUARE FEET OR 198 ACRES OF SAID LAND, MORE OR LESS.

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2025-14

[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR HAWTHORNE MILL NORTH CDD]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork

improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On February 19, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-06 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s capital improvements planned for all lands within the District (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *Amended and Restated Master Engineer’s Report* (as amended from time to time, “**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District (“**Assessment Area**”); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

- j. On May 14, 2025, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Amended and Restated Master Special Assessment Methodology Report* (as amended from time to time, “**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefited property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting

of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more liens imposed on all or a portion of the Assessment Area.

- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest

periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If provided for under the supplemental indenture for the applicable series of bonds, the District may grant a discount equal to any release from the applicable debt service reserve fund resulting from the prepayment.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“Uniform Method”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. **ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be

developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments (including, but not limited to the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection and lien of the Debt Assessments), unless a complaint is filed in a court of competent jurisdiction to secure relief within 30 days from the adoption of this Resolution.

11. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

12. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

13. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

14. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

15. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

ATTEST:

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Amended and Restated Master Engineer's Report*

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-01091K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

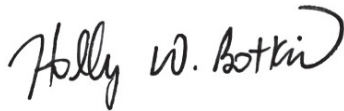
in the matter of Notice of public hearing to consider adoption of the fiscal year 2025/2026 budgets et al

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025/2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Hawthorne Mill North Community Development District ("District") will hold a public hearing on **August 13, 2025, at 9:30 at Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("District Manager's Office")**, during normal business hours or by visiting the District's website <https://hawthornemillnorthcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 25, 2025

25-01091K

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-15

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Hawthorne Mill North Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hawthorne Mill North Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

ATTEST:

**HAWTHORNE MILL NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023	5
Amortization Schedule - Series 2023	6 - 7
Debt Service Fund Budget - Series 2024	8
Amortization Schedule - Series 2024	9 - 10
Assessment Summary	11

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Assessment levy: on-roll - gross	\$ 118,244				\$ 381,177
Allowable discounts (4%)	(4,730)				(15,247)
Assessment levy: on-roll - net	113,514	\$ 110,654	\$ 2,860	\$ 113,514	365,930
Assessment levy: off-roll	385,784	270,860	114,924	385,784	238,795
Lot closing Assessments		76,061	-	76,061	-
Landowner contribution	-	3,080	-	3,080	-
Total revenues	499,298	460,655	117,784	578,439	604,725
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	1,880	23,120	25,000	25,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	5,500	2,500	3,000	5,500	5,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	833	1,167	2,000	3,000
Trustee	11,000	-	11,000	11,000	11,000
Telephone	200	83	117	200	200
Postage	500	86	414	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	3,226	3,274	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,761	6,392	-	6,392	7,800
Contingencies/bank charges	500	183	750	933	1,500
Website hosting & maintenance	705	705	-	705	705
EMMA software service	1,000	1,000	-	1,000	1,000
Website ADA compliance	210	-	210	210	210
Property appraiser and Tax Collector	3,547	2,210	1,337	3,547	11,435
Total professional & administrative	116,098	39,481	76,681	116,162	127,025
Field operations and maintenance					
Field operations manager	6,000	2,500	3,500	6,000	6,000
Landscaping contract labor	225,000	90,859	95,000	185,859	300,000
Insurance: property	5,000	4,428	-	4,428	6,500
Backflow prevention test	700	-	700	700	700
Irrigation maintenance/repair	10,000	8,226	5,000	13,226	10,000
Plants, shrubs & mulch	20,000	-	10,000	10,000	20,000
Annuals	10,000	-	5,000	5,000	10,000
Tree trimming	2,000	-	1,500	1,500	2,000
Signage	2,500	-	1,500	1,500	2,500
General maintenance	4,000	400	3,600	4,000	4,000
Fence/wall repair	4,000	-	2,000	2,000	4,000
Aquatic control - ponds	15,000	5,080	9,920	15,000	15,000
Wetland mitigation	24,000	1,950	10,000	11,950	24,000
Holiday decorations	5,000	-	-	-	-
Pressure washing	3,000	-	3,000	3,000	3,000
Misc. field operations - contingency	20,000	200	12,000	12,200	36,000

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Electric:			-	-	
Irrigation	7,500	1,161	2,000	3,161	7,500
Street lights	18,000	6,535	11,465	18,000	18,000
Entrance signs	1,500	81	750	831	2,000
Fountain	-	1,081	2,500	3,581	6,500
Total field operations	383,200	122,501	179,435	301,936	477,700
Total expenditures	499,298	161,982	256,116	418,098	604,725
Excess/(deficiency) of revenues over/(under) expenditures	-	298,673	(138,332)	160,341	-
OTHER FINANCING SOURCES					
Transfer in	-	-	-	-	-
Total other financing sources	-	-	-	-	-
Net increase/(decrease) of fund balance	-	298,673	(138,332)	160,341	-
Fund balance - beginning (unaudited)	-	1,626	300,299	1,626	161,967
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	130,150
Unassigned	-	300,299	161,967	161,967	31,817
Fund balance - ending	<u>\$ -</u>	<u>\$ 300,299</u>	<u>\$ 161,967</u>	<u>\$ 161,967</u>	<u>\$ 161,967</u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 3,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 1,000

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 3,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee 11,000

Annual fee for the service provided by trustee, paying agent and registrar.

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 6,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

EXPENDITURES (continued)

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 7,800

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 1,500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

EMMA software service 1,000

Website ADA compliance 210

Property appraiser and Tax Collector 11,435

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	6,000
Landscaping contract labor	300,000
Insurance: property	6,500
Backflow prevention test	700
Irrigation maintenance/repair	10,000
Plants, shrubs & mulch	20,000
Annuals	10,000
Tree trimming	2,000
Signage	2,500
General maintenance	4,000
Fence/wall repair	4,000
Aquatic control - ponds	15,000
Wetland mitigation	24,000
Pressure washing	3,000
Misc. field operations - contingency	36,000
Electric:	
Irrigation	7,500
Street lights	18,000
Entrance signs	2,000
Fountain	6,500
Total expenditures	<u><u>\$604,725</u></u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 243,212				\$ 243,212
Allowable discounts (4%)	(9,728)				(9,728)
Net assessment levy - on-roll	233,484	\$ 227,633	\$ 5,851	\$ 233,484	233,484
Interest	-	2,248	-	2,248	-
Total revenues	233,484	229,881	5,851	235,732	233,484
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	50,000
Interest	175,721	87,861	87,860	175,721	173,409
Property Appraiser & Tax Collector	7,296	4,546	2,750	7,296	7,296
Total expenditures	233,017	92,407	140,610	233,017	230,705
Excess/(deficiency) of revenues over/(under) expenditures	467	137,474	(134,759)	2,715	2,779
Fund balance:					
Beginning fund balance (unaudited)	152,975	156,920	294,394	156,920	159,635
Ending fund balance (projected)	<u>\$153,442</u>	<u>\$294,394</u>	<u>\$ 159,635</u>	<u>\$ 159,635</u>	<u>162,414</u>
Use of fund balance:					
Debt service reserve account balance (required)					(56,547)
Interest expense - November 1, 2026					(85,548)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 20,319</u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			86,704.38	86,704.38	3,180,000.00
05/01/26	50,000.00	4.625%	86,704.38	136,704.38	3,130,000.00
11/01/26			85,548.13	85,548.13	3,130,000.00
05/01/27	55,000.00	4.625%	85,548.13	140,548.13	3,075,000.00
11/01/27			84,276.25	84,276.25	3,075,000.00
05/01/28	55,000.00	4.625%	84,276.25	139,276.25	3,020,000.00
11/01/28			83,004.38	83,004.38	3,020,000.00
05/01/29	60,000.00	4.625%	83,004.38	143,004.38	2,960,000.00
11/01/29			81,616.88	81,616.88	2,960,000.00
05/01/30	60,000.00	4.625%	81,616.88	141,616.88	2,900,000.00
11/01/30			80,229.38	80,229.38	2,900,000.00
05/01/31	65,000.00	5.400%	80,229.38	145,229.38	2,835,000.00
11/01/31			78,474.38	78,474.38	2,835,000.00
05/01/32	70,000.00	5.400%	78,474.38	148,474.38	2,765,000.00
11/01/32			76,584.38	76,584.38	2,765,000.00
05/01/33	70,000.00	5.400%	76,584.38	146,584.38	2,695,000.00
11/01/33			74,694.38	74,694.38	2,695,000.00
05/01/34	75,000.00	5.400%	74,694.38	149,694.38	2,620,000.00
11/01/34			72,669.38	72,669.38	2,620,000.00
05/01/35	80,000.00	5.400%	72,669.38	152,669.38	2,540,000.00
11/01/35			70,509.38	70,509.38	2,540,000.00
05/01/36	85,000.00	5.400%	70,509.38	155,509.38	2,455,000.00
11/01/36			68,214.38	68,214.38	2,455,000.00
05/01/37	90,000.00	5.400%	68,214.38	158,214.38	2,365,000.00
11/01/37			65,784.38	65,784.38	2,365,000.00
05/01/38	95,000.00	5.400%	65,784.38	160,784.38	2,270,000.00
11/01/38			63,219.38	63,219.38	2,270,000.00
05/01/39	100,000.00	5.400%	63,219.38	163,219.38	2,170,000.00
11/01/39			60,519.38	60,519.38	2,170,000.00
05/01/40	105,000.00	5.400%	60,519.38	165,519.38	2,065,000.00
11/01/40			57,684.38	57,684.38	2,065,000.00
05/01/41	110,000.00	5.400%	57,684.38	167,684.38	1,955,000.00
11/01/41			54,714.38	54,714.38	1,955,000.00
05/01/42	115,000.00	5.400%	54,714.38	169,714.38	1,840,000.00
11/01/42			51,609.38	51,609.38	1,840,000.00
05/01/43	125,000.00	5.400%	51,609.38	176,609.38	1,715,000.00
11/01/43			48,234.38	48,234.38	1,715,000.00
05/01/44	130,000.00	5.625%	48,234.38	178,234.38	1,585,000.00
11/01/44			44,578.13	44,578.13	1,585,000.00
05/01/45	140,000.00	5.625%	44,578.13	184,578.13	1,445,000.00
11/01/45			40,640.63	40,640.63	1,445,000.00
05/01/46	145,000.00	5.625%	40,640.63	185,640.63	1,300,000.00
11/01/46			36,562.50	36,562.50	1,300,000.00
05/01/47	155,000.00	5.625%	36,562.50	191,562.50	1,145,000.00

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			32,203.13	32,203.13	1,145,000.00
05/01/48	165,000.00	5.625%	32,203.13	197,203.13	980,000.00
11/01/48			27,562.50	27,562.50	980,000.00
05/01/49	175,000.00	5.625%	27,562.50	202,562.50	805,000.00
11/01/49			22,640.63	22,640.63	805,000.00
05/01/50	185,000.00	5.625%	22,640.63	207,640.63	620,000.00
11/01/50			17,437.50	17,437.50	620,000.00
05/01/51	195,000.00	5.625%	17,437.50	212,437.50	425,000.00
11/01/51			11,953.13	11,953.13	425,000.00
05/01/52	205,000.00	5.625%	11,953.13	216,953.13	220,000.00
11/01/52			6,187.50	6,187.50	220,000.00
05/01/53	220,000.00	5.625%	6,187.50	226,187.50	-
Total	3,275,000.00		3,462,864.14	6,737,864.14	

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ -				\$ 680,991
Allowable discounts (4%)	-				(27,240)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	653,751
Assessment levy: off-roll	-	531,567	75,772	607,339	134,173
Lot closing Assessments	-	160,155	-	160,155	-
Interest	-	13,498	-	13,498	-
Total revenues	-	705,220	75,772	780,992	787,924
EXPENDITURES					
Debt service					-
Principal	-	-	165,000	165,000	175,000
Interest	-	187,418	301,208	488,626	594,825
Cost of issuance	-	5,743	-	5,743	-
Property Appraiser & Tax Collector	-	-	-	-	20,430
Total expenditures	-	193,161	466,208	659,369	790,255
Excess/(deficiency) of revenues over/(under) expenditures	-	512,059	(390,436)	121,623	(2,331)
Net increase/(decrease) in fund balance	-	512,059	(390,436)	121,623	(2,331)
Fund balance:					
Beginning fund balance (unaudited)	-	581,301	1,093,360	581,301	702,924
Ending fund balance (projected)	\$ -	\$1,093,360	\$ 702,924	\$ 702,924	700,593
Use of fund balance:					
Debt service reserve account balance (required)					(383,748)
Interest expense - November 1, 2026					(293,388)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 23,457</u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			297,412.50	297,412.50	11,235,000.00
05/01/26	175,000.00	4.600%	297,412.50	472,412.50	11,060,000.00
11/01/26			293,387.50	293,387.50	11,060,000.00
05/01/27	180,000.00	4.600%	293,387.50	473,387.50	10,880,000.00
11/01/27			289,247.50	289,247.50	10,880,000.00
05/01/28	190,000.00	4.600%	289,247.50	479,247.50	10,690,000.00
11/01/28			284,877.50	284,877.50	10,690,000.00
05/01/29	200,000.00	4.600%	284,877.50	484,877.50	10,490,000.00
11/01/29			280,277.50	280,277.50	10,490,000.00
05/01/30	210,000.00	4.600%	280,277.50	490,277.50	10,280,000.00
11/01/30			275,447.50	275,447.50	10,280,000.00
05/01/31	220,000.00	4.600%	275,447.50	495,447.50	10,060,000.00
11/01/31			270,387.50	270,387.50	10,060,000.00
05/01/32	230,000.00	5.200%	270,387.50	500,387.50	9,830,000.00
11/01/32			264,407.50	264,407.50	9,830,000.00
05/01/33	240,000.00	5.200%	264,407.50	504,407.50	9,590,000.00
11/01/33			258,167.50	258,167.50	9,590,000.00
05/01/34	255,000.00	5.200%	258,167.50	513,167.50	9,335,000.00
11/01/34			251,537.50	251,537.50	9,335,000.00
05/01/35	270,000.00	5.200%	251,537.50	521,537.50	9,065,000.00
11/01/35			244,517.50	244,517.50	9,065,000.00
05/01/36	285,000.00	5.200%	244,517.50	529,517.50	8,780,000.00
11/01/36			237,107.50	237,107.50	8,780,000.00
05/01/37	300,000.00	5.200%	237,107.50	537,107.50	8,480,000.00
11/01/37			229,307.50	229,307.50	8,480,000.00
05/01/38	315,000.00	5.200%	229,307.50	544,307.50	8,165,000.00
11/01/38			221,117.50	221,117.50	8,165,000.00
05/01/39	330,000.00	5.200%	221,117.50	551,117.50	7,835,000.00
11/01/39			212,537.50	212,537.50	7,835,000.00
05/01/40	350,000.00	5.200%	212,537.50	562,537.50	7,485,000.00
11/01/40			203,437.50	203,437.50	7,485,000.00
05/01/41	370,000.00	5.200%	203,437.50	573,437.50	7,115,000.00
11/01/41			193,817.50	193,817.50	7,115,000.00
05/01/42	390,000.00	5.200%	193,817.50	583,817.50	6,725,000.00
11/01/42			183,677.50	183,677.50	6,725,000.00
05/01/43	410,000.00	5.200%	183,677.50	593,677.50	6,315,000.00
11/01/43			173,017.50	173,017.50	6,315,000.00
05/01/44	430,000.00	5.200%	173,017.50	603,017.50	5,885,000.00
11/01/44			161,837.50	161,837.50	5,885,000.00
05/01/45	455,000.00	5.500%	161,837.50	616,837.50	5,430,000.00
11/01/45			149,325.00	149,325.00	5,430,000.00
05/01/46	480,000.00	5.500%	149,325.00	629,325.00	4,950,000.00
11/01/46			136,125.00	136,125.00	4,950,000.00
05/01/47	505,000.00	5.500%	136,125.00	641,125.00	4,445,000.00
11/01/47			122,237.50	122,237.50	4,445,000.00
05/01/48	535,000.00	5.500%	122,237.50	657,237.50	3,910,000.00
11/01/48			107,525.00	107,525.00	3,910,000.00

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	565,000.00	5.500%	107,525.00	672,525.00	3,345,000.00
11/01/49			91,987.50	91,987.50	3,345,000.00
05/01/50	600,000.00	5.500%	91,987.50	691,987.50	2,745,000.00
11/01/50			75,487.50	75,487.50	2,745,000.00
05/01/51	630,000.00	5.500%	75,487.50	705,487.50	2,115,000.00
11/01/51			58,162.50	58,162.50	2,115,000.00
05/01/52	665,000.00	5.500%	58,162.50	723,162.50	1,450,000.00
11/01/52			39,875.00	39,875.00	1,450,000.00
05/01/53	705,000.00	5.500%	39,875.00	744,875.00	745,000.00
11/01/53			20,487.50	20,487.50	745,000.00
05/01/54	745,000.00	5.500%	20,487.50	765,487.50	-
11/01/54			-	-	-
Total	11,400,000.00		11,742,100.50	23,142,100.50	

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Series 2023

Phase 1

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	71	\$ 529.42	\$ 1,182.73	\$ 1,712.15	\$ 1,828.87
SF 50'	87	529.42	1,397.77	1,927.19	2,043.91
SF 60	25	529.42	1,505.29	2,034.71	2,151.43
Total	183				

On-Roll Assessments - Series 2024

Phases 2 and 3

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
20' Townhomes	180	\$ 529.42	\$ 860.04	\$ 1,389.46	\$ 600.91
SF 40'	96	529.42	1,290.06	1,819.48	600.91
SF 50'	202	529.42	1,505.07	2,034.49	600.91
SF 60	59	529.42	1,666.33	2,195.75	600.91
Total	537				

Off-Roll Assessments - Series 2024

Phase 4

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	64	492.36	1,199.76	1,692.12	600.91
SF 50'	41	492.36	1,399.72	1,892.08	600.91
Total	105				

Off-Roll Assessments

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	77	\$ 492.36	\$ -	\$ 492.36	\$ -
SF 50'	213	492.36	-	492.36	-
SF 60	90	492.36	-	492.36	-
Total	380				

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
25-01075K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider imposition of special assessments

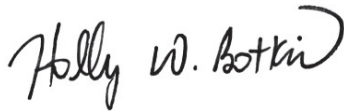
in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

(EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Hawthorne Mill North Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS¹

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Holiday Inn Express & Suites – Orlando South 4050 Hotel Drive Davenport, Florida 33897

¹ The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District and known as the "Expansion Parcel" (defined below), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District. The Project is described in more detail in the *Amended and Restated Engineer's Report* ("Engineer's Report").

On May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and levied the Debt Assessments on all benefited property within the District, as the District's boundaries existed at that time. September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission of the City of Lakeland, Florida adopted Ordinance No. 24-029, expanding the District's boundaries to include an "Expansion Parcel", which is an approximately 198 acre parcel located at the south of the original District boundaries. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the assessment area, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Lakeland, Florida, and consists of approximately 487 acres. The site is located south of Medulla Road, west of Lunn Road, east of South County Line Road, and north of Ewell Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877/276-0889). Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed **\$28,600,000** (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	Planned Units for Expansion Parcel	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SF 40'	77	0.8	\$5,312	\$5,712
SF 50'	213	1.0	\$6,640	\$7,140
SF 60'	90	1.2	\$7,968	\$8,568
Townhome	0	0.4		
TOTAL:	380			

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record July 18, 25, 2025

of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2025-06

[RESOLUTION DECLARING DEBT ASSESSMENTS – BOUNDARY AMENDMENT PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on May 11, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-32 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("Project") as described in the Engineer's Report, dated March 9, 2022 ("Engineer's Report"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, as part of Resolution 2022-32, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated March 9, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, on September 3, 2024, and at the request of the District's Board of Supervisors, the City Commission for the City of Lakeland, Florida adopted Ordinance No. 24-029 expanding the District's boundaries to include a "Boundary Amendment Parcel", which is described herein as Exhibit C; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is **\$20,661,028** ("Estimated Cost").

B. The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately **\$28,600,000** which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately **\$2,540,465** per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS²

DATE:	August 13, 2025
TIME:	9:30 a.m.
LOCATION:	Ramada by Wyndham Davenport Orlando South 43824 Highway 27 Davenport, Florida 33897-6808

² The public hearings were originally scheduled for May 14, 2025, but were rescheduled in order to ensure proper notice.

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2022-29 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2022-29.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

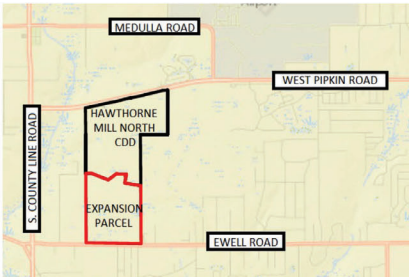
12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2025.

ATTEST:
/s/ Andrew Kantarzhi
Secretary/Assistant Secretary

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
/s/Shelley Kaercher
Chair/Vice Chair/Board of Supervisors

Exhibit A: Amended and Restated Engineer's Report
Exhibit B: Amended and Restated Master Special Assessment Methodology Report



HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Hawthorne Mill North Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 14, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 14th day of July, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

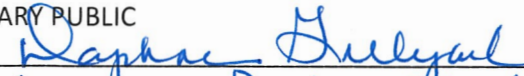

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Hawthorne Mill North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 14, 2025

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006-7458

[PARCEL ID]: 23-29-18-000000-012010

PRODUCT TYPE: 194.05 acres of undeveloped land

RE: Hawthorne Mill North Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

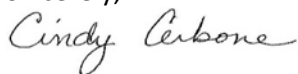
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Hawthorne Mill North Community Development District (“**District**”) will be holding a public hearing and a Board of Supervisors’ (“**Board**”) meeting for the purposes of levying operations and maintenance assessments (“**O&M Assessments**”) to fund the District’s Budget for Fiscal Year 2025/2026, on **August 13, 2025, at 9:30 at Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, "EAU/ERU") basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	EAU/ERU	Annual O&M Assessment(1)
SF Lot	720	1.00	\$529.42
Undeveloped Land	229.71	2.11	\$1,117.81

(1) Annual O&M Assessment assumes County collection costs and early payment discounts, which do not apply to assessments collected off-roll.

For all O&M Assessments levied to fund the Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$637,951.10 in gross revenue.

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2025-16

[FY 2026 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien

of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the

Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

**HAWTHORNE MILL NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

HAWTHORNE MILL NORTH

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Lakeland, Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**HAWTHORNE MILL NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

8

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund 2023	Debt Service Fund 2024	Capital Projects Fund 2023	Capital Projects Fund 2024	Total Governmental Funds
ASSETS						
Cash	\$ 193,456	\$ -	\$ -	\$ -	\$ -	\$ 193,456
Investments						
Revenue	-	104,718	286,007	-	-	390,725
Reserve	-	58,674	390,579	-	-	449,253
Prepayment	-	2,779	-	-	-	2,779
Capital Interest	-	-	3,080	-	-	3,080
Construction	-	-	-	520	172	692
Cost of issuance	-	-	5,913	-	-	5,913
Due from Landowner	16,629	-	28,481	-	-	45,110
Due from MI Homes	-	-	14,685	-	-	14,685
Due from general fund	-	1,242	-	-	-	1,242
Utility deposit	1,200	-	-	-	-	1,200
Total assets	<u>\$ 211,285</u>	<u>\$167,413</u>	<u>\$ 728,745</u>	<u>\$ 520</u>	<u>\$ 172</u>	<u>\$ 1,108,135</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to debt service fund 2023	\$ 1,242	\$ -	\$ -	\$ -	\$ -	\$ 1,242
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>7,242</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,242</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	16,629	-	43,166	-	-	59,795
Total deferred inflows of resource	<u>16,629</u>	<u>-</u>	<u>43,166</u>	<u>-</u>	<u>-</u>	<u>59,795</u>
Fund balances:						
Restricted for:						
Debt service	-	167,413	685,579	-	-	852,992
Capital projects	-	-	-	520	172	692
Unassigned	187,414	-	-	-	-	187,414
Total fund balances	<u>187,414</u>	<u>167,413</u>	<u>685,579</u>	<u>520</u>	<u>172</u>	<u>1,041,098</u>
Total liabilities and fund balances	<u>\$ 211,285</u>	<u>\$167,413</u>	<u>\$ 728,745</u>	<u>\$ 520</u>	<u>\$ 172</u>	<u>\$ 1,108,135</u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 616	\$ 113,269	\$ 113,514	100%
Assessment levy: off-roll	5,859	276,719	385,784	72%
Lot closing assessments	5,408	92,436	-	N/A
Landowner contribution	-	3,080	-	N/A
Total revenues	<u>11,883</u>	<u>485,504</u>	<u>499,298</u>	97%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	3,689	25,000	15%
Engineering	-	1,028	3,000	34%
Audit	-	6,500	5,500	118%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	-	11,000	0%
Telephone	17	150	200	75%
Postage	22	213	500	43%
Printing & binding	41	375	500	75%
Legal advertising	63	3,290	6,500	51%
Annual special district fee	-	175	175	100%
Insurance	-	6,392	6,761	95%
Contingencies/bank charges	84	510	500	102%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
EMMA software service	-	1,000	1,000	100%
Total professional & administrative	<u>4,394</u>	<u>61,527</u>	<u>112,551</u>	55%

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
Field operations				
Field operations manager	500	5,500	6,000	92%
Field operations - Misc.	-	200	-	N/A
Landscaping contract labor	27,029	155,916	225,000	69%
Insurance: property	-	4,427	5,000	89%
Backflow prevention test	-	-	700	0%
Irrigation maintenance/repair	500	17,085	10,000	171%
Plants, shrubs & mulch	-	17,235	20,000	86%
Annuals	-	3,588	10,000	36%
Tree trimming	-	-	2,000	0%
Signage	-	-	2,500	0%
General maintenance	350	2,350	4,000	59%
Fence/wall repair	-	-	4,000	0%
Aquatic control - ponds	1,260	10,120	15,000	67%
Wetland maintenance	-	1,950	24,000	8%
Holiday Decorations	-	-	5,000	0%
Pressure Washing	-	-	3,000	0%
Misc. field operations - contingency	-	4,175	20,000	21%
Electric:				
Irrigation	214	1,951	7,500	26%
Street lights	759	9,572	18,000	53%
Entrance signs	84	284	1,500	19%
Fountain	367	2,521	-	N/A
Total field operations	<u>31,063</u>	<u>236,874</u>	<u>383,200</u>	62%
Other fees & charges				
Property appraiser & tax collector	12	2,315	3,547	65%
Total other fees & charges	<u>12</u>	<u>2,315</u>	<u>3,547</u>	65%
Total expenditures	<u>35,469</u>	<u>300,716</u>	<u>499,298</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(23,586)	184,788	-	
OTHER FINANCING SOURCES				
Net change in fund balances	(23,586)	184,788	-	
Fund balances - beginning	211,000	2,626	-	
Unassigned	187,414	187,414	-	
Fund balances - ending	<u>\$ 187,414</u>	<u>\$ 187,414</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,268	\$ 233,014	\$ 233,484	100%
Interest	548	7,853	-	N/A
Total revenues	<u>1,816</u>	<u>240,867</u>	<u>233,484</u>	103%
EXPENDITURES				
Debt service				
Principal	-	50,000	50,000	100%
Interest	-	175,721	175,721	100%
Total debt service	<u>-</u>	<u>225,721</u>	<u>225,721</u>	100%
Other fees & charges				
Property appraiser & tax collector	25	4,653	7,296	64%
Total other fees and charges	<u>25</u>	<u>4,653</u>	<u>7,296</u>	64%
Total expenditures	<u>25</u>	<u>230,374</u>	<u>233,017</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	1,791	10,493	467	
Net change in fund balances	1,791	10,493	467	
Fund balances - beginning	165,622	156,920	152,975	
Fund balances - ending	<u>\$ 167,413</u>	<u>\$ 167,413</u>	<u>\$ 153,442</u>	

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ 14,022	\$ 545,589
Lot closing assessments	12,935	193,424
Interest	2,354	24,634
Total revenues	<u>29,311</u>	<u>763,647</u>
EXPENDITURES		
Debt service		
Principal	-	165,000
Interest	-	488,626
Cost of issuance	-	5,743
Total debt service	<u>-</u>	<u>659,369</u>
Excess/(deficiency) of revenues over/(under) expenditures	29,311	104,278
Net change in fund balances	29,311	104,278
Fund balances - beginning	656,268	581,301
Fund balances - ending	<u><u>\$ 685,579</u></u>	<u><u>\$ 685,579</u></u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3	\$ 16
Total revenues	<u>3</u>	<u>16</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	3	16
Fund balances - beginning	517	504
Fund balances - ending	<u>\$ 520</u>	<u>\$ 520</u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 1	\$ 95
Total revenues	<u>1</u>	<u>95</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>182</u>
Total expenditures	<u>-</u>	<u>182</u>
Net increase/(decrease), fund balance	1	(87)
Fund balances - beginning	171	259
Fund balances - ending	<u><u>\$ 172</u></u>	<u><u>\$ 172</u></u>

**HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Regular Meeting on June 11, 2025, at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present:

Shelley Kaercher	Chair
John (JC) Nowotny	Vice Chair
Roger Van Auker	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Joey Arryo	Atmos Living Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:14 a.m. The Oath of Office was administered to Roger Van Auker before the meeting.

Supervisors Van Auker, Kaercher and Nowotny were present. Supervisors Tyree and Moulton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Roger Van Auker [Seat 3] (the following to be provided under separate cover)

The Oath of Office was administered before the meeting. Mr. Van Auker is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-02.

The slate was as follows:

Shelley Kaercher	Chair
John Nowotny	Vice Chair
Chris Tyree	Assistant Secretary
Mary Moulton	Assistant Secretary
Roger Van Auker	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-02, Electing, and Removing Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 2: Increase "Street lights" from \$4,000 to \$18,000

Page 2: Decrease "Misc. field operations – contingency" from \$50,000 to \$36,000

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting Public Hearing Thereon Pursuant to Florida Law for August 13, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

- **Authorizing Commencement of Request for Proposals (RFP) for Landscape Services**
This item was an addition to the agenda.

Mr. Kantarzhi stated landscaping expenses are near the threshold that requires the RFP process. He distributed and presented the following Landscaping RFP Evaluation Criteria:

Technical Capability	30 points
Experience	40 points
Understanding Scope of Work	10 points
Price	20 points* (scores based on calculation formula)

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, authorizing Staff to prepare the Landscaping Services RFP and commence the RFP process, including advertising, and the Evaluation Criteria, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-09. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

LOCATION: Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-11,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an effective Date

Mr. Kantarzhi presented Resolution 2025-11.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,
Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-12,
Amending Resolution 2025-06 to Re-Set
the Date, Time and Location of the Public
Hearing on Imposing a Special Assessment
on Certain Property within the District
Generally Described as Hawthorne Mill
North Community Development District in
Accordance with Chapters 170, 190 and
197, Florida Statutes, and Providing an
Effective Date

Mr. Kantarzhi presented Resolution 2025-12.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,
Resolution 2025-12, Amending Resolution 2025-06 to Re-Set the Date, Time
and Location of August 13, 2025 at 9:30 a.m., at the Holiday Inn Express &
Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897 for the
Public Hearing on Imposing a Special Assessment on Certain Property within
the District Generally Described as Hawthorne Mill North Community
Development District in Accordance with Chapters 170, 190 and 197, Florida
Statutes, and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor,
the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of February 19, 2025 Special
Meeting Minutes**

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,
the February 19, 2025 Special Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP****B. District Engineer: Dewberry Engineers, Inc.**

There were no District Counsel or District Engineer reports.

C. Field Operations: Atmos Living Management Group, LLC

Mr. Arroyo asked if the irrigation was fixed. Ms. Kaercher will make sure adjustments
are made.

Discussion ensued regarding discoloration from irrigation water, pressure washing, etc.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 9, 2025 at 9:30 AM, immediately following the
adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake
Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively [Regular
Meeting]**

- **QUORUM CHECK**

The July 9, 2025 meeting will likely be cancelled.

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

218 There were no Board Members' comments or requests.

219

220 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

221

222 No members of the public spoke.

223

224 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

225

226 On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor,
227 the meeting adjourned at 10:34 a.m.

228

229

230

231

232

233

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

234
235
236
237
238

Secretary/Assistant Secretary

Chair/Vice Chair

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

HAWTHORNE MILL NORTH CDD FIELD OPERATIONS INSPECTION REPORT JUNE 2025

- Annuals look great at both entrances and going to the newer sections. I did not see any weeds at the time on the visit. Main entrance signs fountains are operational. Waiting on irrigation to be moved so sign stone rust can be cleaned.



HAWTHORNE MILL NORTH CDD
FIELD OPERATIONS INSPECTION REPORT
JUNE 2025
PAGE 2

- Landscaping throughout the community looks in OK good shape.



- Ponds are clear and free of invasive plants in the water. The water seems clear and in good healthy condition. Other than the work being performed I saw no issues.



Atmos Living Management Group

4327 S Hwy 27, Ste 408
Clermont, FL 34711
855-57ATMOS

www.AtmosLivingMG.com

HAWTHORNE MILL NORTH CDD
FIELD OPERATIONS INSPECTION REPORT
JUNE 2025
PAGE 3

- The new phase seems to be moving along, and the roadways are progressing to be installed soon.

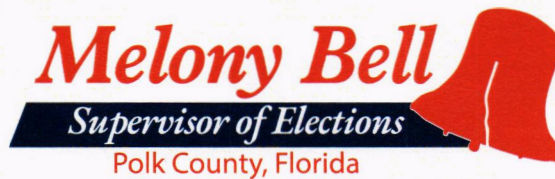


Respectfully submitted,

Joey Arroyo, LCAM

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D



April 15, 2025

Daphne Gillyard – Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Hawthorne Mill North Community Development District Registered Voters

Dear Ms. Gillyard,

In response to your request, there are currently **152** voters within the Hawthorne Mill North Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Ramada by Wyndham Davenport Orlando South</i> 43824 Highway 27, Davenport, Florida 33837-6808 ¹ <i>Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	9:30 AM*
November 5, 2024 <i>rescheduled to December 11, 2024</i>	Landowners' Meeting	10:00 AM
November 13, 2024 CANCELED	Regular Meeting	9:30 AM*
December 11, 2024 <i>rescheduled to January 8, 2025</i>	Landowners' Meeting	9:30 AM*
December 11, 2024 CANCELED	Regular Meeting	9:30 AM*
January 8, 2025 <i>rescheduled to January 15, 2025</i>	Landowners' Meeting	9:30 AM*
January 8, 2025 <i>rescheduled to January 15, 2025</i>	Regular Meeting	9:30 AM*
January 15, 2025 ¹	Landowners' Meeting	9:30 AM*
January 15, 2025 ¹	Regular Meeting	9:30 AM*
February 12, 2025 CANCELED	Regular Meeting	9:30 AM*
February 19, 2025 ¹	Public Hearing and Special Meeting	9:30 AM*
March 12, 2025 CANCELED	Regular Meeting	9:30 AM*
April 9, 2025 CANCELED	Regular Meeting	9:30 AM*
May 14, 2025 CANCELED	Regular Meeting	9:30 AM*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 11, 2025¹	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	9:30 AM*
July 9, 2025¹ CANCELED	Regular Meeting	9:30 AM*
August 13, 2025¹	Public Hearings and Regular Meeting <i>Adoption of FY2026 Budget</i> <i>Assessment Hearing (Expansion Parcel)</i>	9:30 AM*
September 10, 2025¹	Regular Meeting	9:30 AM*
<i>*Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings and Harmony on Lake Eloise CDD meetings, scheduled to commence at 9:30 AM, respectively.</i>		